



Hazel Bank, The Street



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, Kilmington, Devon EX13 7SP

Lyme Regis - 7 miles, Axminster Station - 2 miles; Seaton 8.4 miles

Refurbished 3 bed family home with views across the Axe Valley on the edge of the village.

- Far reaching views
- New kitchen and utility
- 2 bathrooms
- Parking and outbuildings
- Freehold
- Lovely family home
- 3 Double bedrooms
- South facing garden
- Two Large Timber Sheds
- Council Tax Band D

Offers Over £425,000

SITUATION

Set in the village of Kilmington, Just a short walk from the village school and playing fields, it enjoys a prime location within a vibrant community. Kilmington boasts a range of amenities, including two welcoming pubs, a highly regarded primary school, a garage with a shop, and the popular Millers Farm Shop. The village also benefits from a bus service to nearby Axminster, which provides mainline rail connections to London. The stunning Jurassic Coast lies just to the south, with Lyme Regis, Beer, and Sidmouth all within easy reach. Excellent educational options are available nearby, including the renowned Colyton Grammar School, just four miles away.

DESCRIPTION

This beautifully presented family home combines comfort and style, featuring oak-effect UPVC windows that frame delightful views over the Axe Valley. Large patio doors open onto a large timber decking area, landscaped gardens and two spacious timber sheds nestled at the bottom of the garden.

The adaptable and thoughtfully designed accommodation begins with a welcoming entrance hall, drawing the eye toward the stunning views beyond. The stylish kitchen boasts shaker-style units complemented by a solid timber worktop, with ample space for appliances. Adjacent to the kitchen is a convenient utility room, complete with a shower and WC.



At the rear of the property, the semi-open-plan living space is a highlight. The sitting room is bathed in natural light thanks to large sliding doors that perfectly frame the picturesque valley views. A newly installed wood-burning stove set on a slate hearth adds a cozy ambiance. Flowing seamlessly from the sitting room, the dining room, with its oak skirting, offers a wonderful space for entertaining, complete with views over the garden. The ground floor also includes a versatile double bedroom or study, catering to a variety of needs.

Upstairs, two double bedrooms and a family bathroom enjoy the home's enviable southerly aspect. One bedroom benefits from fitted wardrobes, while both share the same serene outlook over the valley.

OUTSIDE

Set back from the road, the property boasts a charming front garden, thoughtfully laid to lawn and bordered by a recently planted native hedgerow. A central pathway leads to the inviting front door, while a tarmac driveway extends alongside the house, passing through a timber gate to a parking area and detached garage.

At the rear, a large elevated decking area provides a perfect spot to take in the stunning views, complemented by a vibrant herbaceous flower bed. Steps lead down to a secluded space featuring a sunroom/office and a convenient log store.

The partially walled garden is beautifully landscaped with mature shrubs and plants. Two sections of lawn are linked by a gently sloping gravel path that meanders gracefully to a third lawn, which doubles as a small orchard.

TWO TIMBER SHEDS

Positioned at the bottom of the garden, these two useful building are of timber construction, part insulated and lined, there is power and water connected, although no drainage.

SERVICES

Mains water, electric and drainage. Electric heating. Standard superfast and ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and O2 (Ofcom)

DIRECTIONS

From Axminster head West on the A35 to Honiton. Take the left turn at the war memorial and immediately left again into George Lane. At the T-Junction turn right and as you see the no through road' sign, the property is on your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

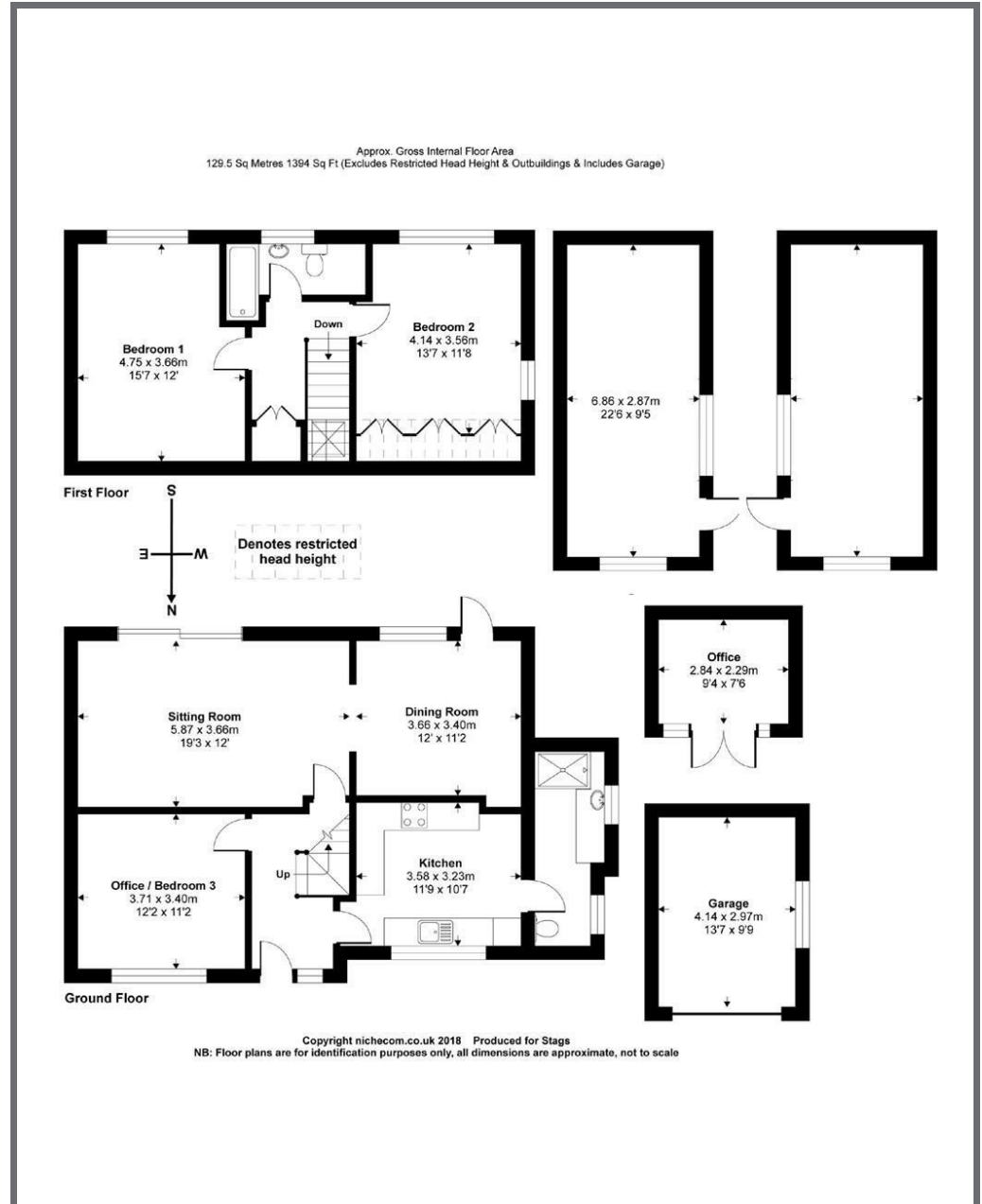


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		33
England & Wales		EU Directive 2002/91/EC

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