



STAGS
FOR SALE
01491 43385

THE OLD
PARSONAGE



The Old Parsonage, Whitford Road

The Old Parsonage,

Kilminster, Axminster, EX13 7RG

Axminster station 1.6 miles, Colyton Grammar School 5.5 miles,
Lyme Regis 6.6 miles

A charming historic family home situated in the heart of the village, offering spacious, versatile living spaces throughout. This property presents excellent potential for renovation and is ideal for family life or multi-generational living.

- Historic period home
- Spacious living areas
- Annexe potential
- No onward chain
- Freehold
- Double garage & workshop
- Village location
- Beautiful gardens
- EPC F
- Council Tax Band G

Guide Price £735,000

SITUATION

Set in the heart of the community village of Kilminster, overlooking the green. The village is home to an array of clubs and facilities, with two pubs, and churches, renowned primary school, garage with shop and popular Millers Farm shop.

The village has a bus service to the nearby market town of Axminster; Axminster provides day-to-day amenities, along with a station on the Exeter to London Waterloo line and good road connections to the A303. M5 Motorway connections at Taunton and Exeter, both benefiting from a main line station on the London Paddington line. The Jurassic coast at Lyme Regis is an easy drive away.

A range of educational facilities are in the area including the renowned Colyton Grammar school around 4 miles away.



DESCRIPTION

Though not listed, The Old Parsonage is a property of considerable historic charm, dating back to the 18th century. A much-loved family home for over half a century, it is constructed of stone with rendered elevations beneath a modern tiling roof. The house has been sympathetically renovated over the years and includes a cellar, providing more than 4,000 sq. ft. of living space, along with a double garage and workshop.

The entrance is marked by a handsome front door, adorned with an elegant stained-glass window, which opens into a welcoming reception hall. The Old Parsonage offers three well-proportioned reception rooms, all of which enjoy delightful views over the village green. The ground floor comprises a dual-aspect sitting room with an impressive stone fireplace and wood-burning stove, a formal dining room, and a spacious, adaptable family room or second sitting room. The well-appointed kitchen is positioned at the rear of the property, overlooking the beautifully maintained gardens. Additionally, a downstairs cloakroom and access to the cellar provide convenient storage solutions.

On the first floor, there are four well-sized bedrooms, each with a picturesque view of the village green. A family bathroom is also located on this level for convenience. Additionally, a spacious attic room with exposed beams and a traditional loft area offers potential for further development, whether as extra living space or for another purpose, subject to the necessary consents.

ANNEXE

To the east of the property, a secondary entrance provides access to the annexe—an ideal space for independent or multigenerational living. Though connected to the main house, the annexe enjoys a sense of separation, complete with its own kitchen, private staircase, and a separate landing leading to a well-appointed bedroom and bathroom.

OUTSIDE

The mature gardens surrounding The Old Parsonage are exquisitely landscaped, boasting a delightful array of established shrubs and fruit trees, including apple, plum, and pear. A level lawn enhances the property's natural charm, while at the rear, a paved seating area and courtyard provide a peaceful retreat, centred around a graceful acer tree. A productive greenhouse offers an ideal space for gardening enthusiasts.

For added convenience, pedestrian access leads to the double garage, along with an outside WC. To the front, a charming walled garden further enhances the character and kerb appeal of this distinguished home.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Standard and Superfast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (O2com).

Originally used to water the vegetables, there is a Well in the rear garden. Please note that the pump is currently not in use.

DIRECTIONS

On the A35, turn into Kilmington at The Old Inn. Head south into the village and just after St Giles Church, turn left onto The Green. The Old Parsonage can be found on your left.

AGENTS NOTE

We are advised that the property is unregistered and it will be the buyers solicitors responsibility to register the property on completion. The Rayburn in the third reception room is decommissioned.



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.



Denotes restricted head height

Approximate Area = 2938 sq ft / 272.9 sq m
 Limited Use Area(s) = 790 sq ft / 73.4 sq m
 Garage = 285 sq ft / 26.5 sq m
 Total = 4013 sq ft / 372.8 sq m

For identification only - Not to scale

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2024. Produced for Stags. REF: 1236215



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 68 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 23 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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