



Browhill House,







Browhill House,

Musbury Road, Axminster, Devon, EX13 5JS

Axminster Train Station 0.5 miles; Lyme Regis 5.8 miles; Honiton 9.7 miles;

A rare opportunity to own a stunning 4,000+ sq. ft. detached home with a self-contained apartment, outdoor pool, and beautifully landscaped gardens, blending elegance with modern living.

- Over 4000 sqft of accommodation
- Music studio
- Delightful grounds
- Easy access to transport links
- Council Tax Band G and A
- 2 bedroom self contained apartment
- Outdoor heated swimming pool
- Edge of town location
- Stunning countryside views
- Freehold

Offers In Excess Of £975,000

Stags Honiton

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SITUATION

This family home enjoys an excellent location on the edge of the thriving market town of Axminster, which offers a wealth of amenities, including a Tesco superstore, independent shops, the renowned River Cottage Deli and Canteen, and a weekly street market. The town also provides excellent schooling and recreational facilities.

Axminster is conveniently located within 5 miles of Colyton and the highly regarded Colyton Grammar School. The three county towns of Exeter, Taunton, and Dorchester are all within easy reach, while the stunning Jurassic Coastline is nearby, with Lyme Regis, Seaton, Beer, and Branscombe offering beautiful coastal scenery within three Areas of Outstanding Natural Beauty (AONBs).

The property benefits from excellent transport links, with a mainline station in Axminster offering direct services to London Waterloo. Road connections are also superb, with easy access to the M5 and M3 via the A35 and A303.

This is a rare opportunity to acquire a truly distinguished residence in a highly sought-after location. Early viewing is highly recommended.

DESCRIPTION

Browhill House is an elegant detached residence of traditional construction, believed to date back to the 1930s, offering over 4,100 sq. ft. of accommodation. Over the years, the property has undergone an extensive program of expansion and enhancement, resulting in exceptionally spacious and versatile living spaces. Despite these modern upgrades, it retains its original charm with features such as deep coving, picture rails, feature fireplaces, and a partially galleried reception hallway. Adding to its appeal, a beautifully designed self-contained apartment provides remarkable flexibility - ideal as a secondary residence, rental opportunity, or an extension of the main home for even greater living space.

ACCOMMODATION

This exceptional home offers spacious and well appointed accommodation, blending character features with modern conveniences.

Upon entering, a welcoming entrance porch leads into a part-galleried hallway with ample storage and a staircase ascending to the first floor. The large sitting room is bathed in natural light from its elegant bay windows, offering delightful views of the front gardens. A feature fireplace with a log burner creates a warm and inviting atmosphere, while patio doors open onto the outdoor space.

The generous dining room also boasts bay windows and a feature fireplace, providing an ideal setting for entertaining. A dedicated study area offers a perfect work-from-home space, complete with patio doors leading to a charming private courtyard.

The kitchen/breakfast room is well equipped with a comprehensive range of base and wall units, a central island unit, and an impressive double electric AGA cooker with 2 additional gas rings, set within an open fireplace. There is space for a freestanding dishwasher and fridge/freezer. Adjacent is a spacious utility room with outdoor access and a convenient downstairs cloakroom.

A separate entrance from the courtyard, or access via the integral garage, leads to a boiler/storage room, lobby area, and a fully soundproofed and air conditioned music studio, offering exceptional versatility.

Upstairs, the first floor comprises three generously sized double bedrooms and a well appointed family bathroom. The master suite benefits from a dressing area and a luxurious en-suite bathroom.

The second floor loft conversion provides an additional double bedroom with excellent eaves storage, completing this impressive home.





BROWHILL HOUSE APARTMENT

Access the entrance hall from the main landing or via the conservatory, offering a separate entry from the main house. This bright and spacious L-shaped sitting room features a charming fireplace, creating a warm and inviting atmosphere. The well-appointed galley kitchen provides practical functionality, while the property boasts a shower room, two generously sized double bedrooms, and an en-suite bathroom for added convenience. The conservatory serves as a delightful space, overlooking the swimming pool and the beautifully landscaped gardens beyond.

OUTSIDE

A sweeping tarmac driveway, flanked by brick walls, provides gated access to a spacious gravel parking area with ample room for multiple vehicles. This leads to the integral garage, equipped with power, lighting, and a remote-controlled roller door. A large external store room offers additional storage.

To the side of the property, a terrace features steps descending to a lawned area with a small patio and a charming timber treehouse. On the opposite side, a heated outdoor swimming pool (38' x 18' / 11.58m x 5.49m) with a 10' (3.05m) deep end enjoys a picturesque outlook over an expansive lawn dotted with pear and apple trees, complemented by shrubs and flowerbeds.

At the rear, an undercover BBQ area - complete with lighting, power sockets, and two heating lamps - creates an inviting space for outdoor relaxation and alfresco dining. A pump house/storage shed sits nearby, alongside a garden area ideal for a vegetable plot. This leads to a small enclosed courtyard accessible from the study.

A public footpath runs along the southern boundary of the property.

SERVICES

Mains water, electricity and gas central heating. Private drainage. Standard and Superfast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom).

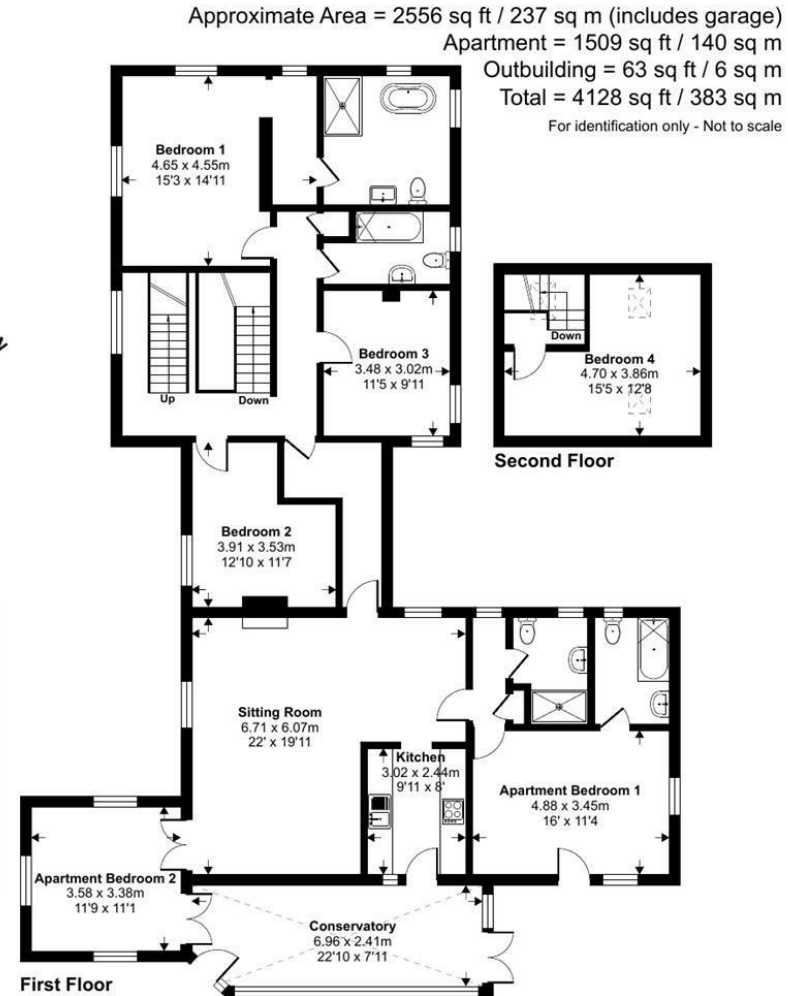
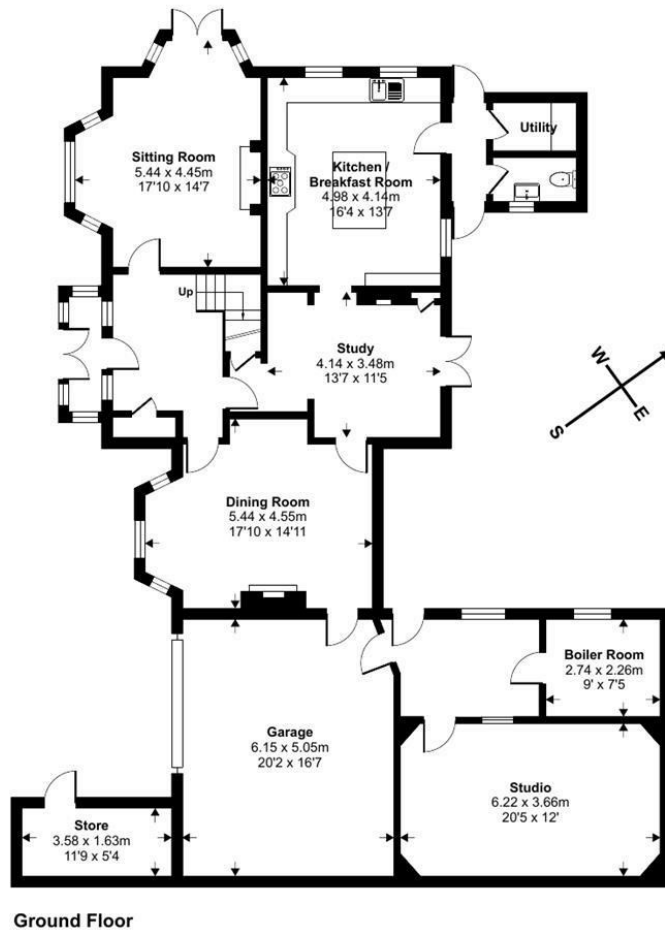
Air source heat pump for outside swimming pool. Electric Vehicle charging unit to front of property.

DIRECTIONS

From the Minster Church proceed through the town towards Tesco. Take the first exit on the roundabout onto Musbury Road, follow the road along heading out of the town. Continue past the turning into Woodbury Park and proceed up the hill. Browhill House can be found on your left hand side.

what3words ///honey.denote.bulky





Approximate Area = 2556 sq ft / 237 sq m (includes garage)
 Apartment = 1509 sq ft / 140 sq m
 Outbuilding = 63 sq ft / 6 sq m
 Total = 4128 sq ft / 383 sq m
 For identification only - Not to scale

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Stags. REF: 887796



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



