



Stoney House





# Stoney House Stoney

, Axminster, EX13 5BU

Axminster Station: 0.8 miles Honiton: 10 miles Lyme Regis: 5.2 miles

Stoney House in Axminster is a charming period home that seamlessly blends historic character with modern comforts. Featuring spacious rooms, a large games room, and a beautiful walled garden, it offers a picturesque and convenient lifestyle.

- Walled Garden
- Accessible Location
- Garage
- Four Bedrooms (2 En Suite)
- Chain Free
- Spacious Accomodation
- Freehold
- Council Tax Band F

## Guide Price £635,000

### SITUATION

Axminster is a vibrant market town offering a wide range of amenities, including excellent schools, diverse shopping options, recreational facilities, and a mainline railway station providing direct access to London Waterloo.

The area is known for its outstanding educational opportunities, with the highly regarded Colyton Grammar School—one of England's top state schools—nearby. Additionally, the Axe Valley Community College is conveniently within walking distance of the property.

Located approximately 5.5 miles from the south coast, Axminster offers easy access to the picturesque town of Lyme Regis, famous for its historic Cobb and scenic bay along the Jurassic Coast. The property is also near three Areas of Outstanding Natural Beauty (AONBs): the Blackdown Hills to the north, East Devon to the south, and Dorset to the east. These areas provide a wealth of walking and bridle paths, allowing residents to explore the stunning rolling countryside.





## DESCRIPTION

Stoney House has been thoughtfully enhanced by the current owners, ensuring it is presented to an exceptionally high standard. Upon entering, you are welcomed by a spacious and inviting hallway that sets the tone for the rest of the home, providing access to the main living areas.

The property features two elegant reception rooms. The living room boasts an attractive fireplace, serving as a striking focal point, while the generously sized dining room is filled with natural light and opens onto a charming veranda through French doors, offering delightful garden views. The modern, well-equipped kitchen includes high-quality contemporary appliances and ample cooking space. Adjacent to the kitchen, a practical utility/boot room provides additional storage, along with a convenient downstairs cloakroom.

Upstairs, the first floor hosts four generously sized double bedrooms, each retaining the property's period character while offering modern comforts. The impressive main bedroom benefits from a luxurious en-suite shower room, while the second bedroom also enjoys its own en-suite. The remaining two bedrooms are well-proportioned and served by a stylish, well-appointed family bathroom.

## OUTSIDE

The gardens of Stoney House are truly exceptional, featuring a charming walled garden that provides a private, southwest-facing outdoor space. Beautifully landscaped, the garden offers a tranquil retreat for gardening enthusiasts while also serving as a perfect setting for outdoor dining and relaxation. The walled design enhances the character and charm of this delightful property.

A standout feature of Stoney House is the impressive 40-foot games room. This expansive space is ideal for a range of leisure activities, from hosting game nights to serving as a home gym or hobby room. Its generous size and versatility make it a valuable addition to the home, catering to the needs and interests of the entire family.

An arched garden gate provides direct access to two tennis courts at the nearby leisure centre, as well as an additional parking area. The leisure centre itself offers excellent amenities, including an indoor swimming pool, a fully equipped gym, and extensive sports grounds. With its private setting, immediate access to these facilities, and just a short walk to local pubs and shops, Stoney House is superbly located for family living.

The property also benefits from a large garage with an integrated workshop, offering potential for conversion into additional living space, subject to planning permission. A charming cobbled courtyard further enhances the home's character, providing a welcoming and functional outdoor area.

## SERVICES

Mains drainage, gas, electricity and water (metered).  
Standard, Superfast and Ultrafast broadband available. Mobile signal likely outside with EE, Vodafone, O2 and Three (Ofcom)

## DIRECTIONS

From the centre of Axminster head up Lyme Road. After passing Axe Valley Leisure centre on your left, take the next left down Stoney Lane and Stoney House can be found on your left at the top of the T Junction opposite Loretto Road.

What3Words: ///costumed.stow.soldiers





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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 1999 sq ft / 185.7 sq m  
Outbuilding = 711 sq ft / 66.1 sq m  
Garage = 261 sq ft / 24.2 sq m  
Total = 2971 sq ft / 276 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags, REF: 1135205