



Manor House







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Combpyne, Axminster, , EX13 8SX

Lyme Regis 4 miles Colyton Grammar 4.3 miles Axminster Station 5.5 miles

Wonderfully presented historic home in the heart of the village in fantastic grounds of about 2.7 acres (1.1 ha)

- Grade II Listed
- Quality kitchen with Aga
- Landscaped gardens
- Mixed planted woodland
- Freehold
- Character features
- Well presented accommodation
- Substantial garden sheds
- In all about 2.73 acres (1.11 ha)
- Council tax band F

Guide Price £1,000,000

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SITUATION

Manor House is located in the heart of the unspoilt village of Combpayne, a picturesque and highly desirable setting nestled within some of East Devon's finest countryside designated a National Landscape (formerly AONB). Despite its peaceful surroundings, the village is within easy reach of the coastal resort of Lyme Regis and the market town of Axminster.

A hidden gem, Combpayne offers tranquillity and charm, and with the house enjoying a sunny position over looking a nearby former mill pond. The property is set within mature landscape gardens and grounds, creating a beautifully colourful and inviting setting.

The property benefits from excellent road connections, with Axminster to the north and Lyme Regis to the east. The highly regarded Colyton Grammar School, one of England's top mixed state schools, is about four miles away, while the property falls within the catchment area of Woodroffe School, a well renown comprehensive school for 11–18-year-olds.

Lyme Regis, with its renowned harbour, including the historic Cobb, is just three miles away and offers a variety of independent shops and amenities. The nearest supermarket is in the popular coastal town of Seaton. Axminster, approximately 5.5 miles away, provides a mainline rail link to London Waterloo, along with a range of shops and leisure facilities.

Further afield, Exeter, the county town of Devon, lies around 27 miles to the west, offering a thriving shopping centre, extensive sports and leisure facilities, M5 motorway access, and an international airport.

DESCRIPTION

Manor House is a handsome, attached Grade II Listed building with medieval origins. However, much of what stands today dates from the 17th and 18th centuries. The property has a long and notable history, with strong ties to the church—at one time, it is believed to have been a convent or nunnery.

Several architectural features hint at its rich past, including stained glass windows, exceptionally thick walls, and a striking stone ecclesiastical archway in one of the bedrooms. Thought to date from the 14th century, the archway is adorned with two intricately carved Beerstone heads.

Traditionally constructed, the property features substantial flintstone walls beneath a mainly slate roof. The front elevations boast attractive leaded light windows, which are secondary glazed, while the rear has sections with small-pane double glazing. A small part of the house is attached to the neighbouring property at the rear.





ACCOMMODATION

The property offers spacious, well-proportioned accommodation, beautifully presented throughout. Notable features include the impressive sitting room, centred around a characterful inglenook fireplace and charming stain glassed windows, and the stylish newly fitted kitchen with a dual-control electric Aga, larder, and utility cupboard. The ground floor also has a generous breakfast room (formerly the kitchen) and a welcoming dining hall with woodburner.

On the first floor, the largest bedroom features a striking stone arch and an en-suite bathroom. There are three further double bedrooms, one with an en-suite shower room, as well as a separate family shower room.

Attached to the house is a store/utility space.

OUTSIDE

The property has a gravelled parking area with space for three vehicles and an electric car charging point. The gardens and grounds, which extend to approximately 2.74 acres, arranged run behind the house and down the valley, where there is an additional parking area.

Immediately adjoining the house, steps lead up to a large, partly walled lawn, bordered and interspersed with a variety of mature shrubs and trees, overlooked by a timber studio that has power connected. An archway opens into the kitchen garden, which features a soft fruit cage and a well-stocked orchard with apple, pear, and plum trees, among others.

Beyond this, the garden transitions into a more natural setting, where five useful timber workshop/stores and a polytunnel frame can be found. The second vehicular access has a five-bar gate leads from the lane to a short driveway.

To the northeast, the grounds rise, forming a natural and partly planted amenity area well stocked with Hazel and Ash trees, providing a wonderful sense of seclusion and biodiversity with an array of spring flowers.

SERVICES

Mains electric and water. Recently replaced treatment plant (private drainage). Oil fired central heating. Standard broadband (upto 27 Mbps), mobile coverage likely outside with Three, O2 and Vodafone. Limited with EE.

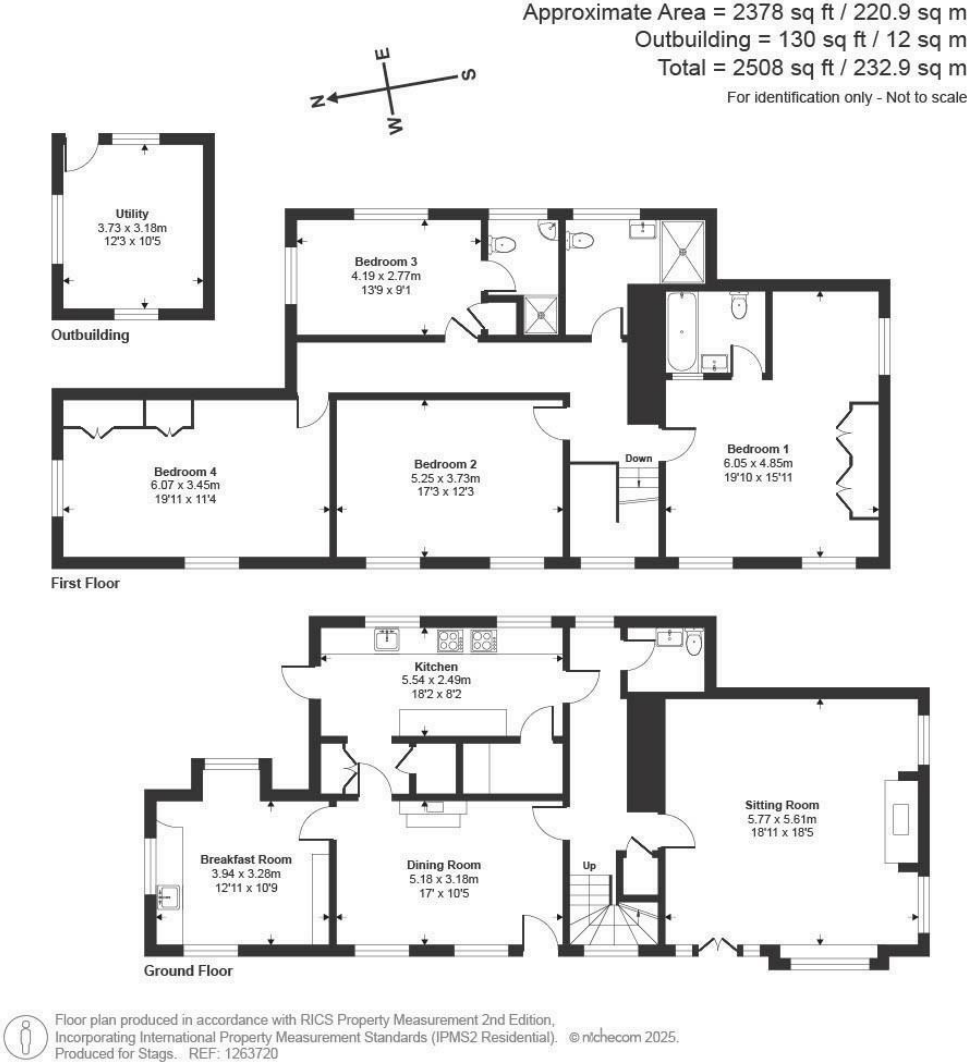
WHAT3WORDS LOCATION

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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		70
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



