



Prospect House, Lyme Road







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Axminster, Devon, EX13 5BH

Axminster Train Station: 1 mile Lyme Regis: 6 miles

This period property, located on the outskirts of town, is set within beautiful gardens with scenic views. The home combines historic features, including exposed stone walls, flagstone floors, and wood-burning stoves, with modern updates like a contemporary kitchen and solar panels.

- Four Bedrooms
- Five Reception Rooms
- Driveway Parking
- Not Listed
- Council Tax Band G
- Two En-Suites
- Mature Gardens
- Car Port
- Freehold

Guide Price £900,000

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SITUATION

This stunning period home enjoys a prime location, just moments from the bustling heart of Axminster, a vibrant market town brimming with character. The town offers an impressive range of amenities, including excellent schooling options, recreational facilities, and a variety of shops, from a Tesco superstore to charming independent stores, cafes, and restaurants. You'll also find a weekly street market, a leisure complex, a swimming pool, a medical centre, and two dental practices, all within easy walking distance. River Cottage HQ is also just a short distance south of the town.

Axminster is well connected for education, with Colyton Grammar School and The Woodroffe School in nearby Lyme Regis, both within 6 miles. The county towns of Exeter, Taunton, and Dorchester are all easily accessible, offering even more shopping, dining, and cultural experiences. For nature lovers, the world-renowned Jurassic Coast is just a short drive away, with beautiful beaches and attractions in Lyme Regis, Seaton, Beer, and Branscombe, while three Areas of Outstanding Natural Beauty (AONBs or National Landscapes) surround the town.

With a mainline station offering direct services to London Waterloo, and excellent road connections via the A35 and A303 to the M5 and M3, Axminster is perfectly positioned for both local convenience and broader travel links.

DESCRIPTION

This property offers a delightful blend of historic charm and modern comfort, situated in the heart of Axminster Town while providing a tranquil countryside feel once you enter its grounds.

The oldest sections of the property date back to the 16th century, with the family and dining rooms showcasing remarkable features from this era. These rooms both include wood burning stoves, with the one in the dining room being particularly striking. It's set within an elegant surround, complete with an oak beam above. The exposed stone walls and flagstone flooring add to the rustic character and warmth of the space. In addition to these spaces, there is a further sitting room and a snug, currently used as a study, providing plenty of options for relaxation and work.

The kitchen contrasts with the older parts of the home, offering a more modern feel with integrated appliances and a handy pantry. This space opens up to a sunroom that provides a delightful view over the garden, bringing natural light into the home and making it an ideal spot for enjoying the outdoor scenery. A separate utility area, with its own door leading to the garden, and a cloakroom complete the ground floor.

Upstairs, the property boasts four bedrooms, including one with an en suite bathroom and a dressing room. One other bedroom also enjoys the benefit of an en suite, and the remaining rooms share a well appointed family-sized bathroom. With its thoughtful combination of period charm and contemporary amenities, this property offers an exceptional living experience.





OUTSIDE

The property features a driveway that leads through an electric garage door to a carport area, which seamlessly transitions into a gravel driveway. This driveway meanders around the curtilage of the garden, culminating in a convenient turning spur.

The beautifully designed gardens are a highlight, with mature trees, shrubs, and flower borders that create a peaceful, private environment. The gardens are predominantly bordered by stone walling, further enhancing the sense of seclusion and enjoyment. In previous years, the current owners have generously opened their gardens to the public for charitable causes such as Hospiscare and NGS (National Gardens Scheme), and they have even been featured on Gardeners' World.

There is also a greenhouse equipped with electricity, as well as a large shed that benefits from both light and power. This shed could serve as a workshop or, subject to planning permission, could potentially be converted into an annexe.

The gardens back onto open fields, offering stunning views of Axminster and the surrounding countryside.

SERVICES

Mains water, drainage, electricity and gas. Solar panels provide electricity with a 3.68kw capacity on a feed in tariff - Rates are adjusted yearly for inflation. The contract expires in October 2036. In terms of recent upgrades, the current owners have taken excellent care of the property. The roof was rehauled in early 2024, ensuring it is in top condition. They have also installed the wood burners and replaced the windows, further enhancing the property's comfort and efficiency.

Standard and Ultrafast broadband up to 1000mbps and mobile networks from EE, Three, Vodafone and O2 provide coverage outside (Ofcom).

DIRECTIONS

What3Words: [:///soonest.passion.spices](https://www.what3words.com/#!/nearest/:///soonest.passion.spices)

From West Street in Axminster, head North West and continue on to the B3261 on to Lyme Street and continue up the road on to Lyme Road and the property will be on the right hand side.





Total Area: 270.5 m² ... 2911 ft² (excluding garage, large shed, greenhouse)
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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		91
(81-91) B	82	
(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	



