



Fair View



Fair View Trill Lane

, Axminster, EX13 8TW

Axminster station 1.2 miles Lyme Regis Beach 6.2 miles

Detached rural bungalow with views in 9.5 acres just south of Axminster.

- Rural setting with Axe Valley views
- Triple-aspect sitting room
- Landscaped gardens with veg plot
- Cob, timber and stone Linhay
- Freehold
- Improvement potential
- Three bedrooms, one with en suite
- Garage, workshop and greenhouse
- About 9.5 acres including field
- Council tax band F

Offers In Excess Of £700,000

Set in a lovely rural spot with views over the Axe Valley, this single-storey home lies just two-thirds of a mile from the A35, south of Axminster, and on the edge of the East Devon National Landscape.

Extended and improved in the early 1980s, the property has rendered elevations under a clay-tiled roof, timber windows, and recently updated front and rear doors. While comfortable, the house would now benefit from some modernisation.

The accommodation includes a triple-aspect sitting room, farmhouse-style kitchen with four-oven AGA, and a spacious utility/boot room. The bedrooms are arranged in two wings, one with two bedrooms, the other with the main bedroom, en suite shower room, generous family bathroom, and dressing room.

The gardens are beautifully landscaped with formal and informal areas, a productive vegetable plot, and a linhay of timber, stone and cob. Outbuildings include a double garage with workshop/potting shed, and a greenhouse.

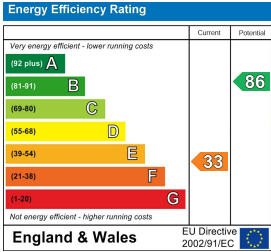
Beyond the garden is a large, hedge-lined field, bringing the total grounds to approximately 9.5 acres (3.84 ha).

Mains electric. Private water from a well (recently tested). Private drainage to treatment plant. Central heating not currently working. Standard broadband (upto 27 Mbps) mobile signal outdoor on three, O2, Vodafone and EE.





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.



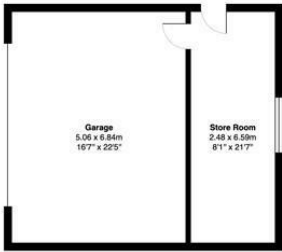
Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885

Fair View, Trill Lane, Axminster, EX13 8TW



Ground Floor



Total Area: 150.6 m² ... 1621 ft² (excluding garage, store room, barn)
All measurements are approximate and for display purposes only



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London