

Middlemoor

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Membury, Axminster, Devon, EX13 7JS

Axminster station 4.5 miles Lyme Regis 9.1 miles

# Beautifully renovated 3 bedroom cottage in idyllic woodland setting with no near neighbours

- Quiet rural location
- PV Panels with FIT
- Landscaped gardens
- Double garage with loft
- Freehold

- Recently renovated
- Stone cottage
- Woodland
- In all about 8.21 acres (3.32 ha)
- Council tax band E

## Offers In Excess Of £750,000

### SITUATION

Reached via a 300-meter drive through farmland, this secluded property offers privacy just minutes from the community-minded village of Membury. Set in the Blackdown Hills National Landscape, it's surrounded by nearby paths and trails, yet only 10 minutes from the nearest supermarket and other conveniences. DESCRIPTION

The current owners have extensively renovated the cottage, adding quality features like a modern high specification kitchen with Silestone worktops, new triple-glazed windows, modern wood burner and high insulation; while preserving the charm of the original flint exterior and flagstone flooring. OUTSIDE

There is a large garage and workshop with a spiral stair to a loft, ideal for a study. The property is set in 8.2 acres, including a landscaped garden and diverse mix of mature and planted woodland. There is a public right to walk the woodland area only, although we understand there is no physical access to achieve this. Features include clearings with seating, a polytunnel, fruit cage, chicken run, fire pit area, sheds, and a spring-fed pond that flows into a woodland stream running the length of the eastern boundary.

#### **SERVICES**

Mains electric, private water supply, (from spring) drainage via treatment plant. Starlink internet connection (up to 200 Mbps) and standard broadband (up to 27 Mbps) and mobile coverage outside via EE, Three and Vodafone, O2 maybe limited, likely 5G via EE (OFCOM). Solar PV with FIT.















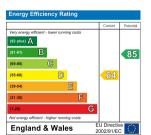




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