



Stanley House







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The Street, Kilmington, Devon, EX13 7SH

Axminster Station: 2 miles Lyme Regis: 7 miles Honiton: 7.9 miles

Elegant detached Edwardian residence featuring a self-contained two-bedroom annexe, set within south-facing gardens.

- Detached period property
- Two bedroom annexe
- South-facing garden
- Off-road parking
- EPC D
- Four bedrooms
- Open plan kitchen/dining room
- Heart of village location
- Freehold
- Council Tax Band F & A

Guide Price £900,000

Stags Honiton

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

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Set in the heart of the vibrant village of Kilmington, this character property was formerly the village post office. Kilmington offers a strong sense of community and an excellent range of amenities, including two pubs, two churches, a highly regarded primary school, cricket pitch, tennis court, a garage with shop, and the ever-popular Millers Farm Shop. A variety of local clubs and events further enrich village life.

The village is served by a regular bus route to the nearby market town of Axminster, which offers a mainline railway station with direct services to London. The stunning Jurassic Coast lies just to the south, with Lyme Regis, Beer, and Sidmouth all within easy reach by car.

The area boasts a range of educational options, including the highly acclaimed Colyton Grammar School, approximately four miles away. The market town of Honiton, with its own railway station (London Waterloo line) and access to the A30, is just 15 minutes from the property.

DESCRIPTION

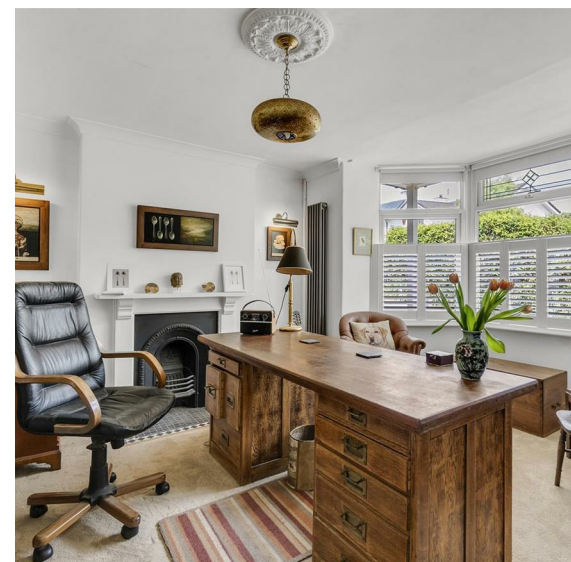
This generously proportioned period home has been thoughtfully refurbished to blend modern convenience with timeless character. A welcoming entrance hall, featuring tiled flooring, provides access to all the principal ground-floor rooms.

At the heart of the home is a superb open-plan kitchen and breakfast room, tastefully fitted with a range of integrated appliances. The spacious dining area flows into a cosy snug with a wood-burning stove, while bifold doors open onto a garden terrace, ideal for entertaining or simply enjoying the countryside outlook.

The light-filled sitting room is enhanced by a large bay window, and two further reception rooms, a formal dining room and a flexible study, offer excellent versatility. A modern shower room and a well-appointed utility room complete the ground floor, delivering both comfort and functionality.

Upstairs, the property offers four bedrooms and a stylishly appointed family bathroom. The principal bedroom is dual-aspect, capturing wonderful countryside views, and benefits from a contemporary en-suite shower room.

Bedrooms two and three retain charming period details, each featuring attractive original fireplaces. Bedroom four is currently configured as a dressing room, complete with bespoke built-in wardrobes, offering flexibility to suit a range of needs.





ANNEXE

The property includes a beautifully finished, self-contained two-bedroom annexe, fully renovated in 2022 to a high standard. Featuring an Echo air source heat pump and full insulation, it offers exceptional energy efficiency, perfect for multigenerational living, guests, or potential rental income. With its own private entrance and courtyard garden, the annexe offers both independence and privacy.

The ground floor features a bright and spacious open-plan kitchen, dining, and living area, with patio doors opening onto a secluded, enclosed garden—perfect for alfresco dining or quiet relaxation. Upstairs, two generous double bedrooms with striking vaulted ceilings are complemented by a contemporary shower room, completing this thoughtfully designed space.

OUTSIDE

The landscaped gardens are a true highlight of the property, beautifully designed to offer both elegance and functionality. A substantial terrace stretches along the rear of the main house and annexe, bordered by a charming stone balustrade that overlooks the garden and a delightful pergola seating area.

Steps lead down to a well-maintained lawn surrounded by mature shrubs, vibrant planting, and a series of tiered seating areas that provide peaceful spots to relax and enjoy the surroundings. A high-quality greenhouse is also included.

To the side of the property, a gated driveway offers secure off-road parking for multiple vehicles, adding both convenience and privacy.

SERVICES

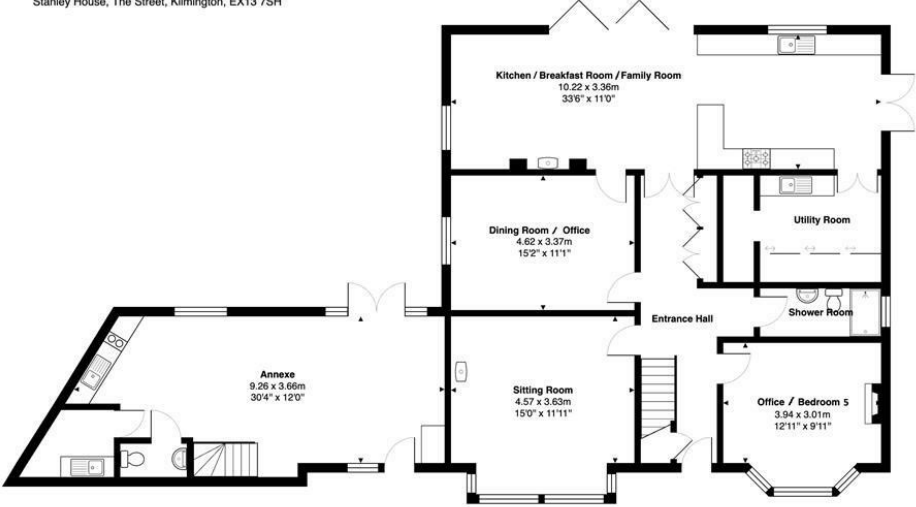
Mains electricity, drainage and water. Oil-fired central heating. Solar panels contribute to the hot water. Oil boiler installed in December 2020. Echo air source heat pump in annex.

Standard, superfast and ultrafast broadband available. Mobile signal likely with Three, EE, O2 and Vodafone (Ofcom).

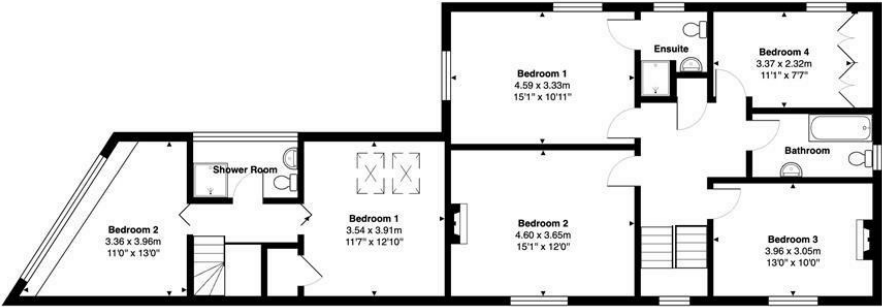
DIRECTIONS

What3words: [///pardon.defectors.shops](https://www.what3words.com/pardon.defectors.shops)

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Ground Floor



First Floor

Total Area: 267.1 m² ... 2875 ft²

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		77
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 