



The Coach House, Trinity Hill Road











# The Coach House, Trinity Hill Road

Axminster, , EX13 5SL

Axminster Station 3.1 miles Lyme Regis Beach 4.7 miles

**Stunning character home in a private woodland setting with walled garden, outbuildings and 18 acres**

- Wonderfully presented character home
- Accessible woodland location
- Sitting room and Oak frame garden room
- Garage and big timber workshop
- Freehold
- Part of former country estate
- Adaptable high quality accommodation
- South facing walled garden
- In all 18.09 acres (7.32 ha)
- Council tax band G

Guide Price £1,850,000

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## SITUATION

Set within a unique and private woodland enclave, the property forms part of a small collection of distinctive homes, thoughtfully redeveloped from the former St Mary's private school. This charming setting lies within a magnificent former country estate, offering a rare combination of seclusion and character.

Adjacent to the Trinity Hill Nature Reserve and nestled within the East Devon National Landscape, yet minutes from the coastal town of Lyme Regis, the property is wonderfully accessible set along the breath taking Jurassic Coast, designated a World Heritage Site.

Approached via an enchanting half-mile private driveway from Trinity Hill, the residence is discreetly positioned on the northern edge of the parish of Uplyme., as well as nearby access to the A35, the location offers a network of picturesque footpaths leading straight from the property.

To the north, the market town of Axminster caters for most day-to-day requirements, offering a range of supermarkets and a mainline railway station with direct services to London Waterloo. The area is well served by reputable schools, including the highly regarded Colyton Grammar School, Axe Valley Academy, and The Woodroffe School in Lyme Regis.

## DESCRIPTION

The property itself is a beautifully presented character home that has undergone a substantial programme of improvement, both internally and externally. The accommodation is notably versatile, offering three generously proportioned bedrooms on the ground floor, while the first floor features a fourth bedroom and an adjoining study, ideal for guest accommodation or the creation of a self-contained suite.

A spacious entrance hall leads through an elegant oak screen and double glazed doors into the sitting room. This well-balanced space flows seamlessly into the kitchen area and a superb oak-framed sun room, which enjoys views over the balcony and the walled garden beyond, perfect for both relaxation and entertaining.

The kitchen is fitted with a stylish range of Inline frame units, complemented by timber worktops and a quartz-topped central island. Appliances include a double electric oven, hob, warming drawer, and a built-in fridge, freezer and integrated dishwasher creating a practical and inviting space for everyday living.







### WALLED GARDEN

The driveway branches off into the property via a long, sweeping approach that meanders through mature woodland, culminating in a generous clearing where the house is attractively positioned.

The residence is partly set within an impressive 0.9 acre (approximately 3,600 sq m) walled garden. These towering stone walls once enclosed the kitchen gardens at the heart of the former estate and now provide a striking and sheltered setting arranged over two levels, with the lower level previously accommodating a swimming pool.

A charming stone-built studio with woodburner provides further flexible space, perfect as a creative retreat or garden room.

### DOUBLE GARAGE

A detached double garage benefits from approved planning consent (Ref: 22/1285/FUL, dated 4th August 2022) for conversion and a first-floor extension to create a self-contained annexe.

### TIMBER WORKSHOP WITH LOFT

There is a timber-framed garage/workshop with a studio space and accessible loft, ideal for a variety of uses including hobbies, storage, or home working.

### GROUNDS

In total, the property extends to approximately 18.09 acres (7.32 hectares), with areas of grass, open woodland and more mature Beech and Oak deciduous woodland, offering a rare opportunity to enjoy privacy, space, and natural beauty in a truly unique setting.

### MATERIAL INFORMATION

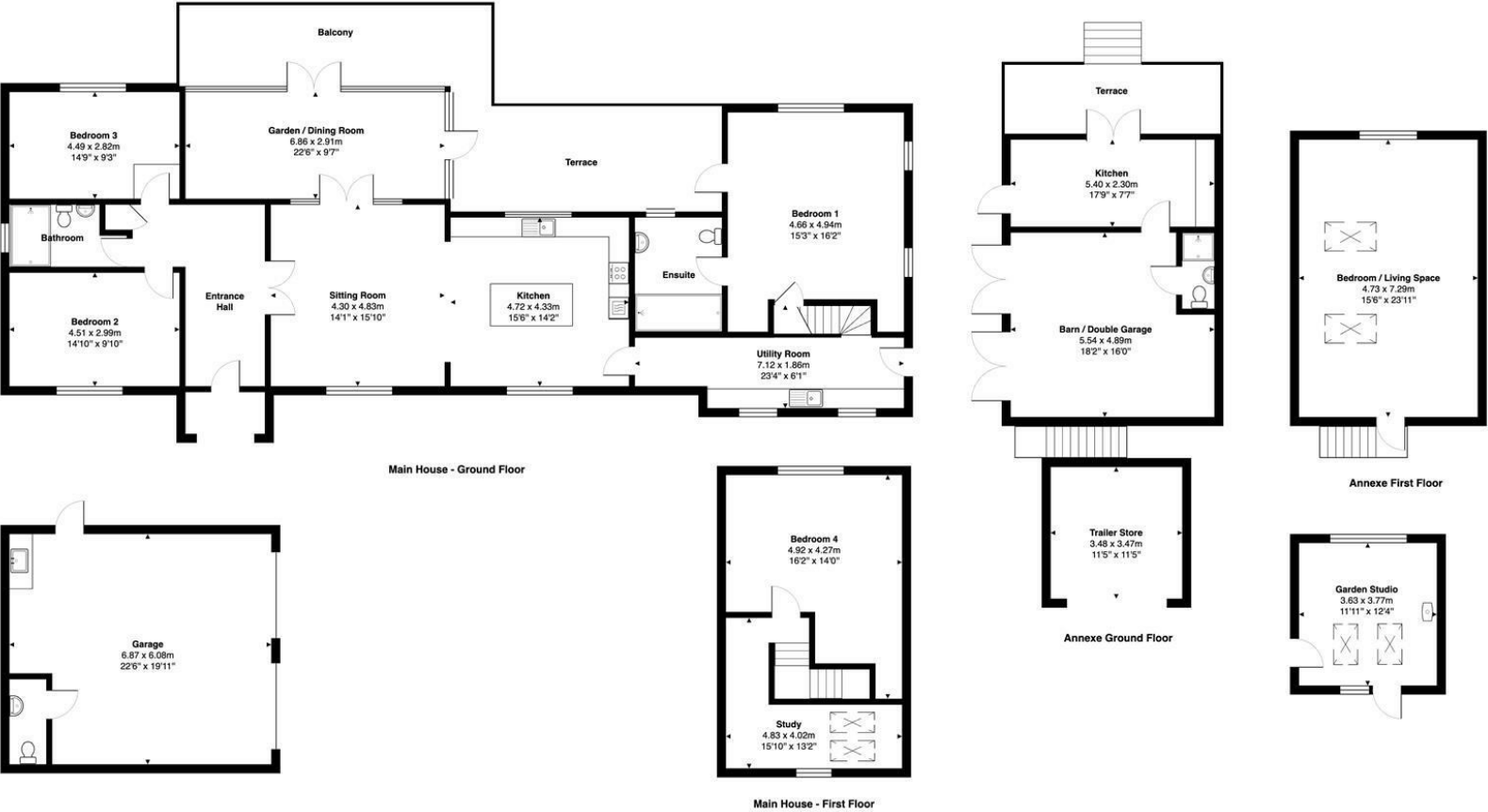
Services. Mains water and electric. Private drainage to 2 septic tanks (not tested). LPG Central heating. Broadband (up to 25 Mbps) and mobile coverage outside with EE, Three, O2 and Vodafone (Ofcom).

Access. The property has a right of way along the first part of the lane from Trinity Hill. From the entrance gate, the property owns the next section as shown on the plan. There are old covenants on the title to the house and garden.

### WHAT3WORDS LOCATION

///letter.footpath.savings





Total Area: 393.8 m<sup>2</sup> ... 4239 ft<sup>2</sup>

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



