



Lulworth House



# Lulworth House

, Axminster, EX13 5SZ

Axminster: 2 miles Lyme Regis: 4 miles Honiton: 11.4 miles

## Versatile accommodation in a private setting

- Approx. 1 Acre Of Gardens
- Potential For Multi-Generational Living
- 3/4 Reception Rooms
- No Onward Chain
- EPC D
- 6 Double Bedrooms
- Ground Floor Accommodation
- Ample Parking & Garage
- Freehold
- Council Tax Band G

Guide Price £950,000

The Hunters Lodge Inn is within walking distance, with well-regarded schools nearby, including Woodroffe School and Colyton Grammar. The market town of Axminster offers independent shops, supermarkets and a mainline train to London Waterloo. The Jurassic Coast and South West Coastal Path are easily accessible, with Lyme Regis beach close by. Historic fishing villages like Beer and Branscombe lie in the scenic hills between Seaton and Sidmouth, providing a wealth of charm, coastal beauty, and local amenities.

At the front of the home, two elegant reception rooms enjoy bay windows and fireplaces, one with a log burner as a charming focal point. The heart of the house is a spacious open-plan kitchen/dining room, perfect for family life and entertaining. French doors open to the patio and rear garden, filling the space with natural light. The kitchen is fitted with granite work surfaces, a Belfast sink, contemporary units, an electric oven with induction hob, space for a dishwasher, and the character of an Aga. The dining area features an inset log burner. A utility room leads to a study/games room with French doors to the front garden. The ground floor also includes a downstairs W.C., a family bathroom, and a double bedroom with built-in wardrobes and patio access, ideal for guests or multi-generational living.

Upstairs, a bright landing serves four further double bedrooms, each with garden views and modern en-suite facilities. A second staircase leads to the top floor, where an additional double bedroom and a stylish bathroom with freestanding bath and separate shower offer further accommodation. Externally, the front garden is laid to lawn and screened by mature trees and hedging, with driveway access through a five-bar gate to the rear and garage. The rear garden, extending to approximately one acre, features formal lawns, an apple orchard, vegetable garden, and a large patio for entertaining. Outbuildings include a garage with attached workshop, log store, and a versatile bar/entertainment space, ideal for hobbies, home working, or further development (subject to consent).

All mains services connected. Standard, Superfast or Ultrafast broadband is available with speeds of up to 1800Mbps. Mobile signal good outside, limited inside with EE, Vodafone, O2 & Three (via Ofcom).

What3words: ///update.tangling.silent





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                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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