



Pinneywood Farm



Pinneywood Farm Lodge

, Axminster, EX13 5RT

2.3 miles to Axminster, 7.2 miles to Lyme Regis, 7.4 miles to Charmouth

Recently renovated period farmhouse in quiet rural location with gardens and stream.

- Detached House
- Period & Contemporary Features
- Countryside Views
- Potential For Multi-Generational Living
- EPC D
- Ground floor en suite bedroom
- Wrap Around Garden
- Garage & Driveway
- Freehold
- Council Tax Band D

Offers In Excess Of £650,000

SITUATION

Set in a peaceful rural location, this charming property is accessed via a quarter-mile gravel track and enjoys just one neighbouring property. Only 2 miles from Axminster, it offers excellent access to Dorset, Somerset and the Jurassic Coast, with Lyme Regis, Seaton and Charmouth all within easy reach.

DESCRIPTION

The rendered elevations and slate style roof of this period former farmhouse has adaptable accommodation blends period charm with modern touches having recently been extended and renovated, including a spacious sitting room with inglenook fireplace, kitchen/diner with garden views, ground floor en suite bedroom, study, and three further double bedrooms. Vaulted ceilings, exposed beams and stonework add character throughout.

OUTSIDE

The south-westerly facing garden wraps around the property, featuring lawns, mature planting, a meandering stream and a private well for garden use. Outbuildings include a single garage housing the water treatment system, a powered workshop, log store and greenhouse. Ample parking is available via a private driveway.

A rare opportunity to enjoy countryside seclusion with strong transport links and coastal access nearby.

SERVICES

Mains electricity, oil fired central heating, private water via borehole and water treatment system. Constructed with stone, modern block and render with slate roof. Private drainage with septic tank. Standard broadband available up to 20 Mbps, mobile signal likely outside on EE, Three, Vodafone and O2 (Ofcom).

DIRECTIONS

What3words: ///fight.binders.summit





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		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		Not energy efficient - higher running costs
(21-38) F		
(1-20) G		
England & Wales		EU Directive 2002/91/EC

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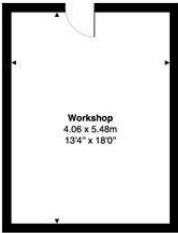
Pinneywood Farm, Lodge Lane, Axminster, EX13 5RT



Ground Floor



First Floor



Total Area: 226.9 m² ... 2443 ft² (excluding workshop)

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.



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