

Pinneywood Farm

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, 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 & Contempory 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

Guide Price £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















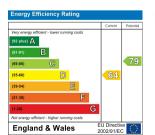




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