



Triphylla Cottage



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Membury, Axminster, EX13 7AF

Character cottage with potential in large gardens in the heart of the village.

- Requires Modernisation
- Three Reception Rooms
- Driveway & Parking
- No Onward Chain
- Freehold
- Stone cottage
- Planning Granted For Extension
- Double Garage
- Large 0.29 Acre Plot
- Council Tax Band B

Guide Price £350,000

Situated in the heart of Membury, a welcoming village with a primary school, church and hall within walking distance, this property enjoys the beauty of the Blackdown Hills National Landscape. Countryside walks are on the doorstep, while Axminster station, shops and supermarkets are just 10 minutes away. The Jurassic Coast, including Sidmouth, Beer and Lyme Regis, is easily reached by car.

A charming stone and slate cottage requiring modernisation, the home features a sitting room with inglenook fireplace and log burner, a dining room with exposed stone walls, and a ground floor cloakroom. The kitchen offers ample units and utility space, leading to a wraparound conservatory overlooking the garden. Upstairs are two generous double bedrooms and a large family bathroom (part flying freehold).

Outside, gardens of nearly one-third acre wrap around the property, with lawns, patio, mature borders, greenhouse, store and double garage. Parking for several vehicles is via a shared private drive.

Planning permission (23/1916/FUL) allows for a first-floor extension creating two additional bedrooms.

Services: Mains water, electric and drainage. Oil fired central heating with a modern double banded oil tank. Mobile signal is variable outside with selected networks, up to superfast broadband is available via Openreach (information via Ofcom). PV Panels with higher rate FIT of approx. £600-£1000 per year.

Directions: What3words - [///spaceship.merely.offline](https://www.what3words.com/)





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Total Area: 105.9 m² ... 1140 ft² (excluding store, garage)
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.