



A generously proportioned attached former school house in a delightful peaceful setting with 0.3 acres of mature south facing gardens and views over neighboring woodland.

**Guide Price £595,000**

Birketts, St Mary's, Axminster, Devon, EX13 5SL

FORTNAM  
SMITH & BANWELL

- \* ELEGANT PERIOD HOUSE
- \* 3 DOUBLE BEDROOMS
- \* STUDY/BEDROOM 4
- \* SPACIOUS LIVING ROOM
- \* KITCHEN/BREAKFAST ROOM
- \* GARAGE PARKING& GARDENS

Approached from Trinity Hill by a picturesque half mile private road, Birketts forms the principal part of the former St Mary's School house. Built circa 1920 this imposing character home with elegant and generously proportioned accommodation is constructed of flint with stone quoins with mullioned windows and a rosemary clay tiled roof.

With a number of neighbouring properties Birketts is secluded but not isolated and is easily assessable to the coast at Lyme Regis and the market town of Axminster.

A leaded canopy and solid wood arched entrance door opens to the large reception hall, a room in its own right with an understairs cupboard and the wide original grand galleried staircase rising to the first floor. Panelled doors

open to the kitchen/breakfast room, living room/dining room, cloakroom and study/bedroom four.

Extending across the rear of the house the living/dining room with its stone fireplace housing a woodburning stove, overlooks the rear gardens through double glazed leaded windows with panelled window seats.

The kitchen is beautifully fitted with a range of bespoke pastel painted cupboard and drawer units, solid wood worktops and matching wall cupboards. Integrated appliances include a double electric oven, four ring electric hob and an extractor hood. There is space for a breakfast table with built in panelled corner seating with storage below. An arched door leads into a utility room with additional storage and appliance spaces.

From the hall there is a cloakroom/W.C. and at the front of the house a study or fourth bedroom, if required.

The wide elegant staircase leads to the first-floor galleried landing with three double glazed leaded windows

with original colourful tiled cills, a feature repeated throughout the first-floor bedrooms.

The three bedrooms are all generous doubles each with built in wardrobes and views over the gardens and the main bedroom having an ensuite shower room.

The family bathroom has a newly fitted white suite comprising a bath, separate shower, W.C. and vanity unit with a basin and storage below. A private driveway entrance opens to a wide parking area with space for several cars and provides access to a single garage with up and over door, power, light and electric car charging point. A stepped pathway descends through the front garden to the front entrance door. To the rear of the house is a level lawn with a pond, original stone balustrade and a detached insulated home office with double glazed French doors, power and light. Steps lead down to the lower garden with its woodland boundary, further lawn, productive orchard, fruit cage, store shed and greenhouse.



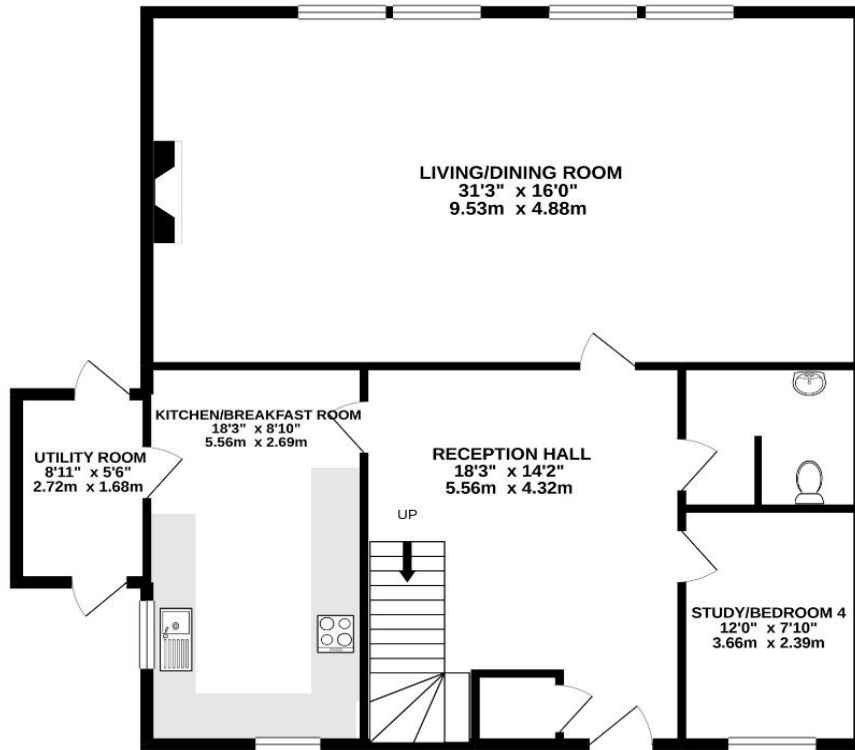
#### SERVICES

Mains electricity and water. Private drainage, oil central heating. EPC rating E.

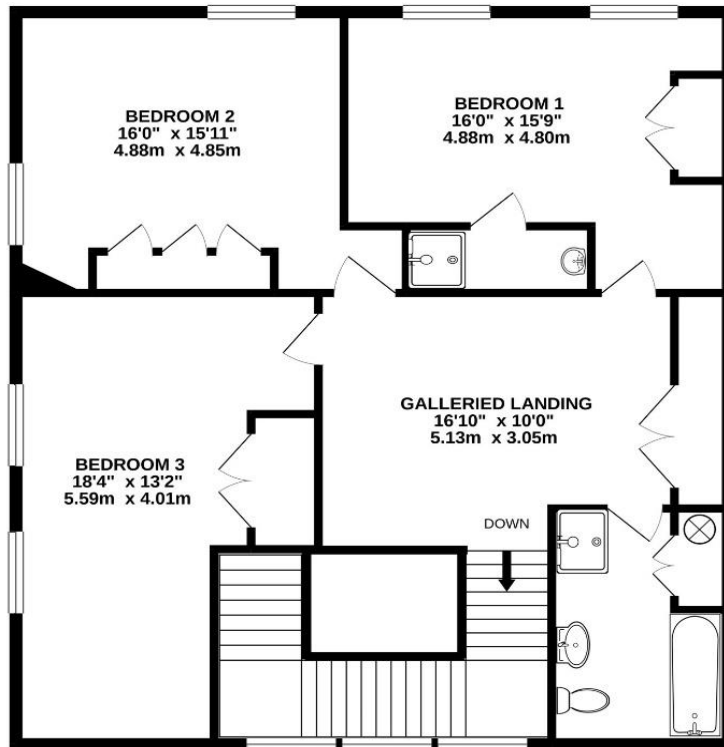
#### COUNCIL TAX

The property is rated as Band F. EPC Band E.

GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA : 2182 sq.ft. (202.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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