



FORTNAM
SMITH & BANWELL

Stoneygate

Charmouth Road
Raymonds Hill
EX13 5SZ

£735,000

INDIVIDUAL DETACHED FAMILY HOME

FOUR TO FIVE BEDROOMS

THREE RECEPTION ROOMS

IMPRESSIVE 1.4 ACRE MATURE GARDENS

AMPLE PARKING, GARAGE/WORKSHOP

POPULAR RESIDENTIAL AREA

CATCHMENT FOR EXCELLENT LOCAL SCHOOLS

A delightful and unique spacious 1920s detached family home with beautiful extensive gardens to the front and rear, situated in the desirable rural location of Raymond's Hill, with easy access to the nearby towns of Lyme Regis and Axminster. Stoneygate is a few minutes walk away from many wonderful countryside walks with views over the Golden Cap just over the road.

The house has undergone a programme of extensive renovation and modernisation by the current owners, the most recent of which is a newly fitted kitchen which has the wow factor with fabulous bespoke double aluminium doors overlooking the garden. The garden is well-maintained, stocked with mature shrubs, trees and flowers and is a special feature of the property with every room in the house benefitting from wonderful views over the garden. The garden itself is a haven for wildlife, and has a huge variety of native birds due to the abundance of trees and the neighbouring large gardens. There is a woodland at the back which is swathed in bluebells in May and affords more beautiful views over a neighbouring meadow.

An enclosed parterre kitchen garden provides space for growing vegetables, with a paved patio which creates an excellent space for alfresco dining. The birdsong and not being overlooked at all are particularly enjoyed by the current owners. The summerhouse in the garden is currently being used as a home office, and is connected to the internet, and has power and light. There is also a 22ft greenhouse which has the benefit of heating, lighting and water.

The house has high ceilings and most rooms are double aspect, giving the property a great feeling of light and space. As well as the kitchen which was renovated in the past year, the boiler and hot water tank have been replaced, insulation to most of the ground floor, new radiators, dormer windows, upstairs doors and new flooring throughout much of the house are among some of the improvements.

The accommodation has all of the downstairs rooms leading off a central impressive entrance hall with solid walnut parquet flooring and stairs leading to the first floor. The triple aspect living room benefits from original plaster corncicing, solid walnut parquet flooring, a wood-burner and bespoke French doors leading to the south-facing sunny terrace overlooking the front garden. The dining room has original features such as the picture rail and bay window and at the back of the house the double aspect Office/Art room has wonderful views over the rear of the garden.

The newly renovated kitchen/breakfast room is fitted with modern orange and birch plywood units with Quartz worktops. A large central island provides further storage. There is a five ring Smeg induction range cooker with double oven and extractor above, and integrated appliances include the fridge freezer and Smeg dishwasher. A backdoor to the recently decorated porch provides side access. The individual and unique colourful utility/cloakroom with white Victorian style WC and cupboard housing the hot water tank completes the ground floor accommodation.





On the first floor, a spacious landing leads to a good sized dual aspect master bedroom, fitted with multiple storage cupboards and has an en suite bathroom with corner bath, new shower and white sanitary ware. The double bedroom at the back of the house has extensive views over the whole of the back garden, and the double bedroom at the front has a bespoke fitted wardrobe, large eaves storage and the most wonderful den, appealing to children. A further single bedroom with fitted bunk bed gives access to a further den in the eaves. A bespoke shower room with blue tiled surrounds completes the first floor accommodation.

The property is set back from the road and is approached over a gravelled driveway providing parking for several vehicles and giving access to the garage/workshop which includes an outside toilet, power and water.

Stoney Gate is within walking distance to the popular Hunters Lodge Inn. The busy market town of Axminster lies approximately two miles to the west and provides an excellent variety of shops and a mainline rail link with services to Exeter and London Waterloo. There are many cafes, post office, a banking hub, swimming pool and leisure centre. The West Dorset town of Lyme Regis, sitting at the heart of the world renowned Jurassic Coast lies less than four miles to the south. Lyme Regis is famous for its beautiful coastline, seafront and Cobb Harbour. The bustling streets are home to an extensive range of interesting and independent shops and restaurants. Locally there are several excellent schools including The Woodroffe and Colyton Grammar Schools.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property.

**Services: Oil heating. Mains water and electricity.
Council Tax Band F
EPC Rating D**

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