



Sunnyside, Membury

An individual detached country house providing 5 bedrooms set in established grounds of approximately an acre, adjoining open countryside with far reaching rural views. Option to purchase further 9 acres. No onward chain.

Guide Price
£550,000
Freehold

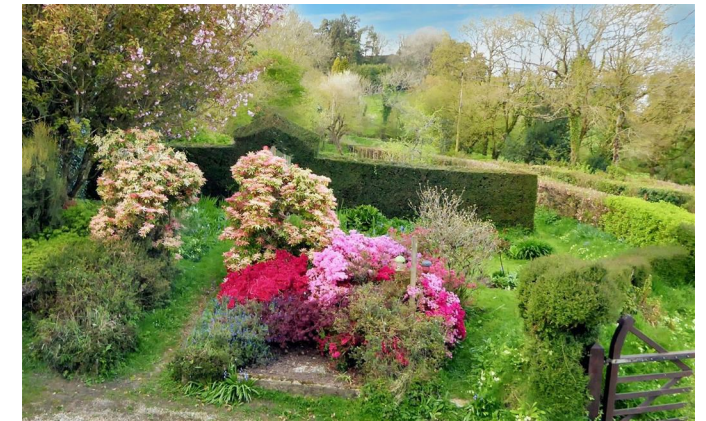
**Symonds
& Sampson**

ESTABLISHED 1858

Sunnyside Membury, Axminster EX13 7TE

- Individual detached house built of part natural stone, part rendered construction
- Five bedrooms, three receptions & detached double garage
 - Established grounds of approximately 1 acre
 - Set away from any near neighbours
 - Secluded setting yet not isolated location
 - Potential for further improvement/updating
 - Option to purchase an additional 9 acres
 - Council tax band E

Viewing strictly by appointment
Symonds & Sampson
01297 33122





An individual detached country house providing 5 bedrooms set in established grounds of approximately an acre, adjoining open countryside with far reaching rural views. Option to purchase further 9 acres. No onward chain.

Sunnyside finds itself coming to the market for the first time since the late 1950s. Built part of natural stone and part rendered construction this detached country house has been considerably enlarged to now provide versatile living accommodation with three principal reception rooms, and five double bedrooms. Although the property enjoys a farmhouse style kitchen and an oil fired central heating system, some general improvement and updating may now be appropriate.

The gardens and grounds are a particular feature with the site extending to approximately an acre. Much care and consideration was taken by the late vendor to create an established haven for any garden enthusiasts. There are a number of worthy specimen species including Rhododendrons, Acers and Azaleas. Within the grounds is a

seasonal pond, private terrace and an allocated vegetable garden which is set behind a sculptured yew hedge. Other benefits include a gravelled driveway providing off road parking and a detached double garage, all of which enjoys views over open countryside.

Situation

As mentioned the site extends to approximately an acre providing considerable privacy, set well away from any near neighbour. This unique setting enjoys a secluded yet not isolated environment. The popular East Devon village of Membury includes a primary school, parish church and village hall. The village lies within the Blackdown Hills Area of Outstanding Natural Beauty, 4 miles North West of Axminster and 7 miles from Chard. The market town of Axminster provides a good range of day to day amenities including shops, schools and cafes together with a mainline railway station on the London Waterloo route. The heritage coast with resorts such as Lyme Regis and Seaton is some 6 miles distant from Axminster and the regional centre of Exeter being 25 miles to the West, with connections to the M5 motorway and regional airport.

Outside

The property is approached via a gravelled driveway through timber gates leading to a parking area and detached double garage, with twin up and over doors as well as personal door to outside adjoining workshop. The gardens have been extensively landscaped over past years incorporating a wealth of mature plants and shrubs with various specimen trees all adjoining open countryside and providing far reaching views. Within the grounds are various areas including a designated vegetable area and orchard, the majority of which is enclosed by mature natural hedging. There is also a seasonal pond and a further small section of garden located on the other side of the road.

Services

Mains water & electric. Private Drainage which may not comply with modern regulations. Prospective buyers should make their own enquiries and factor in the cost of a replacement treatment plant. Standard broadband is available

Voice & data coverage is available both indoors & outdoors. Source : Ofcom.org.uk

Local Authority

East Devon District Council
 Blackdown House, Border Road, Heathpark
 Industrial Estate, Honiton, EX14 1EJ.
 Tel : 01404 515616.

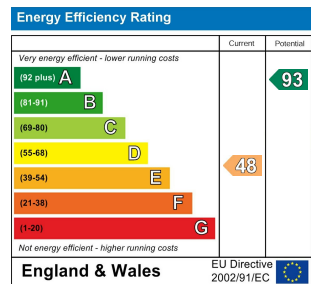
Agents Note

There is an option to purchase an additional parcel of land measuring in the region of 9 acres, comprising of two parcels located opposite the property on the other side of the road. For further information please contact our office.

The sale is subject to the grant of probate.

Directions

From Axminster proceed down North Street passing over the level crossing and continue on this road towards Membury. After approximately 3 miles Sunnyside will be found on your left hand side just before reaching Castle House.

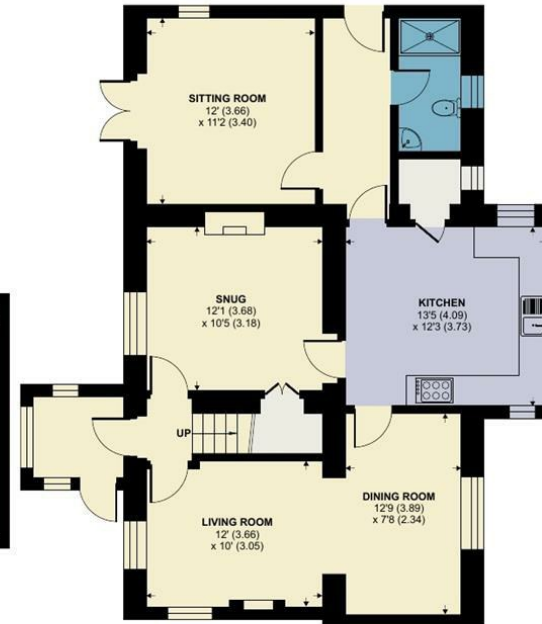
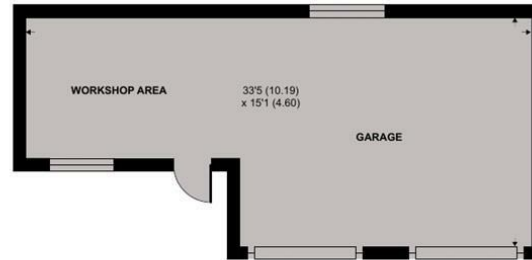


Axm/JP/26.4.24

Sunnyside, Membury, Axminster

Approximate Area = 1752 sq ft / 162.7 sq m
 Garage = 425 sq ft / 39.4 sq m
 Total = 2177 sq ft / 202.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1119083



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