



Blackpool Corner, Axminster, Devon

Offers In Excess Of
£1,000,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A unique individual country residence offering 5 bedrooms and 3 bathrooms, set in established landscaped grounds with 2 double garages. In total approximately 0.7 acres.

Silver Birches, Blackpool Corner, Axminster, Devon EX13 5UH

- Large detached residence
 - Semi-rural location
 - Good access to the A35
 - Stunning gardens
 - Two double garages
 - Five bedrooms
 - Three bathrooms
- Three reception rooms and study

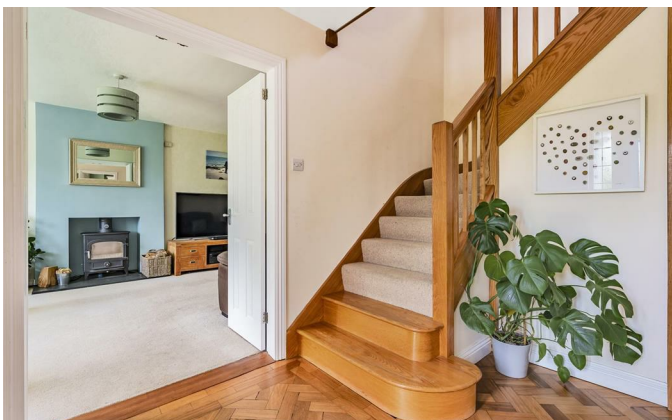
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Symonds & Sampson
01297 33122





A unique individual country residence offering 5 bedrooms and 3 bathrooms, set in established landscaped grounds with 2 double garages. In total approximately 0.7 acres.

Silver Birches is a most attractive individual detached residence which was constructed during the 1950's and in more recent times has been subject to considerable enlargement, modernisation and the addition of second double garage. The main house offers over 2500 sq. ft of accommodation over two floors and enjoys plenty of natural light with many dual aspect rooms which overlook the grounds. On entering the property you are greeted by a central entrance hallway with hardwood parquet flooring that continues through to the impressive kitchen/dining room. The formal sitting room features a wood burning stove and double doors which lead through to the garden room. This is a beautiful L-shaped single storey room that overlooks the main garden and offers a great deal of flexibility to prospective purchasers; an ideal space for entertaining as it adjoins the kitchen/ dining room and has splendid views as well as access out to both patios. The accommodation continues with a sizeable kitchen dining room, fitted with a wide range of units, integrated appliances, granite work surfacing and a breakfast bar between the kitchen & dining area. There is also a connecting utility room finished to the same high standard, the seller's study, downstairs cloakroom and access to the integral double garage. The ground floor accommodation has been well planned with large open plan spaces and the opportunity to section these off for a more traditional layout. Situated off of the galleried landing are five double bedrooms and a well appointed family bathroom. Of particular note is the spacious master suite with built in wardrobes, a beautiful en suite shower room and window seat. There is a further en suite to the second bedroom.



Situation

The property is situated in the small district of Blackpool Corner which is just north of Raymonds Hill. Blackpool Corner consists of a selection of individual properties set five miles inland from the Jurassic coastline. The surrounding area provides excellent rural activities with the National Trusts Lamberts Castle and the Marshwood Vale close by. The nearby village of Hawkchurch has a public inn, village shop and parish church. Lyme Regis (4 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster (3 miles) is a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two supermarkets, churches and a main line railway station on the Exeter to Waterloo line.

Education

Primary schooling at Axminster, Hawkchurch and Uplyme. Good state

secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Cricket St Thomas, Seaton or Honiton. Sailing on the coast at Lyme Regis and Seaton. Swimming, leisure and sports clubs/facilities in both Axminster and Lyme Regis.

Outside

Silver Birches sits well within its plot with gardens to all sides. From the lane double electric gates open onto a long gravelled driveway which leads to the main house as well as a substantial parking area and an additional double garage. This large parking area and garaging would suit potential buyers looking to house either a classic car collection, motorhome or boat. A level lawned area sits to the front of the property with raised beds, seating area, vegetable garden and established fruit trees. There is also a secluded seating area with firepit and bar. The rear garden is full of year round colour and interest and is a haven for birdlife. This classic West Country garden is full of mature camellias and rhododendrons, along with a wide variety of

established shrubs and two recently upgraded seating areas. The garden is enclosed with mature hedging and offers complete privacy. In all about 0.7 acres.

Services

Mains electric and water. Private drainage (renewed in 2020) and oil fired central heating. Client owned solar panels with feed-in tariff/ Standard broadband is available.

Mobile coverage is limited indoors, and likely outside. Source, Ofcom.org

Local Authority

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

Council tax band G





Directions

Proceed out of Axminster on the B3261 Lyme Road until you meet the junction and turn left onto the A35. Shortly after joining the A35 take the left hand turning into Crewkerne Road (B3165). Continue along this road passing through Raymonds Hill. Just before entering Blackpool Corner, take the left turning signposted Sector where the property can be found after a short distance ahead of you.



Blackpool Corner, Axminster

Approximate Area = 3691 sq ft / 342.8 sq m (includes garages)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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	

Axm/RS/30.5.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Symonds & Sampson. REF: 787755

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