



Higher Millbrook, Beavor Lane, Axminster

Sizeable 1930's detached residence set on the outskirts of Axminster offering five bedrooms, three reception rooms and southerly facing gardens. In all about 0.25 acres.

Guide Price
£595,000
Freehold

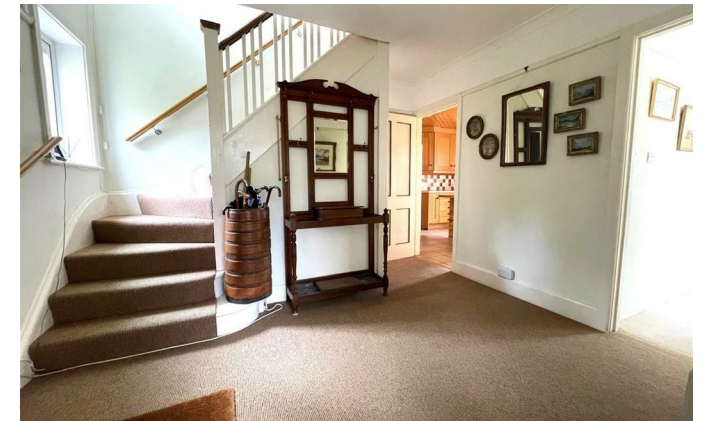
**Symonds
& Sampson**

ESTABLISHED 1858

Higher Millbrook, Beavor Lane Axminster, Devon EX13 5EQ

- 1930's detached house
 - Established gardens
- Potential for improvement
 - Five bedrooms
 - Two reception rooms
 - Two bathrooms
 - Kitchen & utility
 - No through lane
 - Outskirts of town

Viewing strictly by appointment
Symonds & Sampson
01297 33122





Sizeable 1930's detached residence set on the outskirts of Axminster offering five bedrooms, three reception rooms and southerly facing gardens. In all about 0.25 acres.

Higher Millbrook is one of just a handful of detached 1930's houses built in the market town of Axminster. This period is renowned for its light and airy rooms, good ceiling heights and bay windows which also add the already spacious accommodation. The addition of a two storey extension to the east elevation means that the property offers close to 1850 sq ft. of space over two floors and has great potential for multi-generational living or home working. The principal reception rooms are located off the main entrance hall and include two dual aspect rooms, both of which feature bay windows and fireplaces. There is a spacious kitchen fitted with a traditional range of units finished in light oak, an Aga, pantry, and adjoining utility room. Beyond the kitchen is the seller's study which looks out over the garden and includes a single person lift to the first floor and a separate shower room off an inner hallway. This room with the floor above could be adapted to suit the purchasers needs. To the first floor are five good size bedrooms and a smart remodelled family bathroom. Most of the rooms within Higher Millbrook enjoy a combination of views over the gardens, surrounding town and countryside. Electric heating and extensive double glazing.

Outside

The property is approached via double gates from the lane side with access to a wide tarmac driveway and parking area together with a single timber framed garage. The house sits well within its plot with mature gardens on all sides, mainly laid to lawn with well stocked herbaceous borders, rose beds, ornamental shrubs and specimen trees. There are various useful outbuildings including a modern workshop, two garden sheds and a summerhouse. The gardens are a true delight, packed full of year round interest, two seating areas and offer a good degree of privacy from the lane. In all the gardens and house sit in a plot of 0.25 acres.

Situation

The property is set at the start of a no through lane on the outskirts of Axminster town and offers a good combination of town and country views, as well as the convenience of being just over half a mile from the town centre. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster train station that is on the direct line to London Waterloo to Exeter line.

Education

Primary schooling at Axminster Community Primary School and St Marys Catholic Primary School. State secondary schools at The Woodroffe School in Lyme Regis, The Axe Valley Academy and the renowned Colyton Grammar School. Independent Schools in the area include Chard Independent, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools. Further education at Exeter College and Exeter University.

Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton, Honiton or Windwhistle. Sailing on the coast at Lyme Regis or Seaton. Sporting and leisure facilities/clubs in Axminster.

Services

Mains water and electric. Private drainage.

Local Authority

East Devon District Council. Tel : 01404 515616
Council Tax Band F.

Agent's notes

1. We are aware of a planning application made in 2021 for the development of 29 houses to the south of Higher Millbrook. At the date of instruction by our clients the application is awaiting a decision. Further details are available on the East Devon planning portal ref

21/3025/MFUL. Our clients have been advised the private drainage does not comply with current regulations. Purchasers will need to factor in the cost of either a new system or potentially connection to mains drainage

2. Ultrafast broadband is available. Limited mobile coverage is available indoors and outside. Source: Ofcom.org.uk

Beavor Lane, Axminster

Approximate Area = 1846 sq ft / 171.4 sq m

For identification only - Not to scale



Directions

From our Symonds & Sampson office in Trinity Square take the Chard Road northbound, and at the roundabout, take the first exit. Take the 2nd turning on the right hand side into Beavor Lane continuing to the top into a no through road where the property can be located a short distance up on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Axm/RIS/21.5.24



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1123213



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