



Homeleigh, Alston, Axminster

A rare opportunity to acquire a countryside bungalow in need of renovation/redevelopment with gardens and grounds measuring in the region of 0.65 acres (0.26 ha). No onward chain.

Guide Price
£375,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Homeleigh Alston, Axminster EX13 7LG

- Three bedrooms
- Two reception rooms
- Dilapidated outbuildings
 - Great potential
- Glorious village setting
- Gardens and ground 0.65 acres (0.26 ha)
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01297 33122





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Homeleigh represents a fine prospect for buyers looking to create or fine tune a wonderful single storey dwelling with significant gardens. The current accommodation has remained untouched for several years along with the gardens. The property could be renovated to provide comfortable accommodation or perhaps redeveloped into a larger family residence, subject to obtaining the necessary planning consent. The current accommodation consists of two reception rooms, three bedrooms, kitchen, bathroom and a lean to lobby with coal store. Although the project is not for the faint hearted the scope of opportunity, coupled with the properties fine semi rural location means this is not an opportunity to be missed.

Outside

The bungalow sits in gardens and grounds of 0.65 acres

(0.26 ha) with the majority to land sitting to the rear aspect. The whole site is in need of clearing but it does offer a relatively level gardens with established boundaries and a wall front garden. From the lane side a gated driveway leads along the northern boundary to the rear of the bungalow where you will find three dilapidated outbuildings. Formally a garage, workshop and garden store.

Situation

The property is set along the lane side running through the hamlet of Alston, part of the National Landscapes (previously known as Areas of Outstanding Natural Beauty). The surrounding rolling East Devon countryside offers a range of rural activities with footpaths and bridleways in abundance. The nearby village of Chardstock has a small selection of local amenities including a village shop/post office and parish church. The market town of Axminster about 4 miles away and offers a good range of amenities and services including supermarkets, doctors surgery and independent retailers. The Jurassic Coast World Heritage Site and the nearby resort of Lyme Regis boasts its famous

Cobb Harbour, sandy beaches and an excellent selection of restaurants, hotels and shops. The larger centres of Taunton and Exeter (with its regional airport) are within easy reach. Whilst surrounded by beautiful and unspoilt countryside the property is readily accessible by both road and rail. There is easy access to the M3 and M5 motorways via the A30/A303 dual carriageway. Axminster offers a mainline railway service to London Waterloo.

Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Lyme Regis. Sailing on the coast at Seaton or Lyme Regis. Leisure facilities at Axminster.

Education

Primary schooling at Axminster, Chardstock or All Saints. State secondary schools at Axminster, The Woodroffe School in Lyme Regis and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools.

Services

Mains electric and water. Private drainage.
Broadband: Standard available.
Mobile Network Coverage: Likely outside,
limited inside. Source – Ofcom.org.uk

Agent's Note

We believe that some of the outbuildings and the lean to attached to the bungalow contain asbestos sheeting. Please note that the private sewerage system is unlikely to comply with the new private drainage laws.

Local Authority

East Devon District Council. Council Tax Band C.

Directions

From Axminster proceed on the A358 (northbound) towards Chard and after passing over Weycroft Bridge take the second turning left which is signposted All Saints, Alston and Birchill. Proceed along this road entering Alston where the property can be found approximately 500 yards after passing through the S-bend on your right hand side. Further identified by our 'for sale' board.

Alston, Axminster

Approximate Area = 1002 sq ft / 93.1 sq m
Outbuilding(s) = 605 sq ft / 56.2 sq m
Total = 1607 sq ft / 149.3 sq m

For identification only - Not to scale



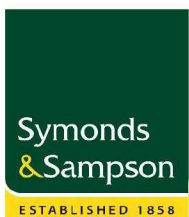
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	18
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1139477



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