



Church Hill, Musbury, Axminster

A sizeable historic dwelling offering great potential with large stone barn, former shop front, four bedrooms and additional store room.

Guide Price

£450,000

Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

The Post House, Church Hill Musbury, Axminster, EX13 8BA

- Former village post office
 - Grade II Listed
- Large main reception room
- Downstairs en-suite bedroom
- Three first floor bedrooms
- Walled courtyard garden
 - 47ft stone barn
 - EPC Exempt
 - Council Tax Band E

Accommodation

Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Axminster office on
01297 33122





The Property

The Post House is a most intriguing Grade II listed residential property set within the picturesque village of Musbury. The current arrangement offers more than 2500 sq ft of accommodation over two floors including more than 750 sq ft in the adjoining barn, all offering great scope for imaginative buyers. For instance, parts of the building could be restored to commercial use, subject to planning consent.

The main entrance off Church Hill is into the **Hall**. With attractive period features still retained this is the oldest part of the property, thought to have been built circa 1780-90 as the living room of a small workers' cottage. From here one door leads to stairs to the first floor consisting of **Landing area** (with access via ladder to the large insulated and part-over-boarded **Loft**) and accommodation of **Sitting room/Lounge**, plus three double **Bedrooms** and a **Shower room-WC**. Back in the Hall, the other door leads to the ground floor of the main part of the property thought to have been built circa 1850. Here the **Breakfast room** offers ample space for all 4-person meals. Beyond and up a step is the all-electric **Kitchen** with a range of wall and base units, and a window out to the Courtyard garden.

From the Breakfast room a sliding door leads to the rear porch with one door to a **WC** with hand-basin, and another out to the **Courtyard**. Back in the Breakfast room a second sliding door leads down a step to the former commercial areas of the building, where the potential wider uses of the property come to the fore.

The first room encountered is the former village shop and PO area now constituted as occasional **Dining area** for up to 8 people or more if required, with the end semi-screened off as a small **Library** area.

From the occasional Dining area another sliding door leads down another step to what was the sorting office for the former PO operation. This part of the property was built circa 1910 and, already previously modernised, has recently been converted to a self-contained **Bedsit-Bathroom suite**.

Beyond the Bedsit suite is the 1970s-built **Store room** for the former shop and PO business. This is still used as a store room but has potential for conversion either to a **Garden room** or to a **Kitchen** for the Bedsit suite.

From the Store room a door on the right leads to the street outside, Combyrne Road. A door on the left leads to the **Courtyard garden**, currently part-paved and part-loose-gravelled and furnished with a wide range of potted plants. From the Courtyard a heavy door leads into the **Barn**.

Outside

The rear of the property is a walled courtyard garden enjoying a southerly aspect and a good degree of privacy. This low maintenance area includes a paved seating, rockery, and water supply. Pedestrian door to:

The Barn. This building constitutes more than a quarter of the covered floor area of the entire property. The front half has access to Combyrne Road via a large sliding door and a smaller side-hinged door. This area can accommodate either two small cars or one large car or van and a motor bike. The rear half, part-screened-off, is arranged as a workshop area. Above is a small mezzanine floor for extra storage. Light and power outlets in front and rear.

Services

Mains electric, water and drainage. Oil fired central heating.

Situation

The Post House is centrally located within the heart of the village and in walking distance of all local amenities. Musbury village has an active community supporting an ancient church, inn, petrol station with shop and post office, village hall and primary school. The small town of Colyton (3 miles), with its beautiful Medieval Church is less than two miles away and offers a range of local shops and recreational amenities including a library and doctors' surgery whilst the bustling market town of Axminster (4 miles) offers all of the facilities one would expect, including supermarkets, independent shops, as well as recreational facilities and doctors' surgery. Axminster also boasts a well supported local market every Thursday. The larger market town of Honiton (11 miles) also offers a wider range of amenities and a twice weekly market. To the south is Lyme Bay, a dramatic stretch of the Jurassic Coast World Heritage site which features the popular resorts of Lyme Regis with its famous Cobb and sandy beach, as well as the coastal villages of Branscombe and Beer. There are good transport connections locally including a mainline railway station at Axminster and good road connections both east and west with the A30/A303. The cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, main line rail link to London Paddington, international airport and M5 access.

Local Authority

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

Directions

Proceed southbound from Axminster on the A358 until reaching the village of Musbury. After passing the Spar petrol station and store, take the left turn and continue up The Street. The Post House can be found on the corner of Church Hill and Compyne Road on your right hand side.

Axm/RIS/30.6.23

Church Hill, Musbury, Axminster

Approximate Area = 1847 sq ft / 171.5 sq m

Outbuilding = 752 sq ft / 69.9 sq m

Total = 2599 sq ft / 241.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Symonds & Sampson. REF: 1000320



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