

Symonds
& Sampson



The Old Parsonage

School Lane, Whitford Road, Kilmington, Devon

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School Lane
Whitford Road
Kilmington
Devon EX13 7RG

A historic residence set in the heart of Kilmington offering accommodation over four floors with great potential for improvement as well as scope for multi generational living.

- Unique established village property
 - Overlooking the village green
 - Spacious reception rooms
 - Scope for improvement
 - Large loft room & cellar
 - Double garage & workshop
 - Mature, partly walled gardens



Guide Price £750,000

Freehold

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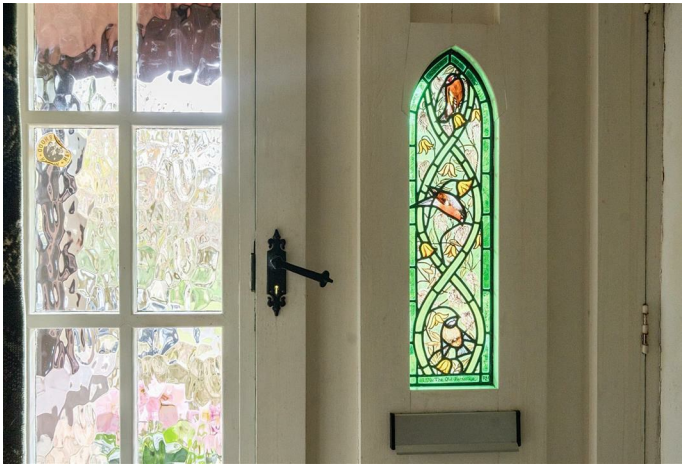
THE DWELLING

The Old Parsonage is steeped in history (not listed) and has been intertwined in village life. The property, having served many purposes during its lifetime including tied accommodation for the clergy and the village doctor's surgery from 1960 to 1971, before becoming the current owner's family home for the past half, a century. The house is built of stone and has part rendered elevations under a modern tiled roof. Like many properties from this era, it would have originally been thatched. With inclusion of the cellar (standing height approximately six foot) and historical extensions to the main house the property now offers in excess of 4000 sq. ft of accommodation and buildings.

ACCOMMODATION

The property is entered via a decorative front door with a stained glass window which leads to the main entrance hallway. There you will find the main staircase which leads to the first floor accommodation. The Old Parsonage enjoys three well proportioned reception rooms which all overlook the village green and offers buyers flexibility in their living arrangement. The current owners have adopted a formal approach with a dual aspect sitting room, including wood burning stove, a formal dining room and large multi purpose family room/2nd sitting room. An inner lobby provides access to the cellar as well as the downstairs cloakroom and the kitchen, which is fitted with a wide range of units, integrated appliances and a large picture window looking out onto the gardens. Along the eastern elevation is an additional entrance which leads to rooms that could be adapted to create an independent area for a family member. Although it is part of the main house there is a second kitchen and staircase which leads to a separate landing with bathroom and bedroom. The main house boasts four further bedrooms and a family bathroom. There is a substantial attic room with exposed beams and a traditional loft space.





OUTSIDE

The Old Parsonage enjoys charming mature gardens which sweep around the property and offer a wide selection of mature shrubs, established trees (including many apple) and an area of lawned level garden which was once a productive vegetable garden. A paved seating area and courtyard adjoins the rear of the property. Pedestrian door to garage, greenhouse and outside WC. The front façade features a low stone wall with steps leading to the main entrance and herbaceous borders.

SITUATION

The Old Parsonage occupies a central village setting within the ever-popular East Devon village of Kilminster. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and two public houses. Further information on the village including many of the social events can be found on

the website: www.kilminstervillage.com. Axminster (2 miles) is a market town on the Eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including two supermarkets; plus schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles.



SERVICES

Mains electric, water, and drainage. Oil fired central heating. Originally used to water the vegetables, there is a Well in the rear garden. Please note that the pump is currently not in use.

Broadband: Superfast broadband available

Mobile coverage: Limited indoors, likely outdoors.
East Devon District council. Council tax band G

DIRECTIONS

What3words: ///smashes.protects.rehearsed



MATERIAL INFORMATION

We are advised by the sellers that the property is unregistered and it will be the buyers solicitors responsibility to register the property on completion. The Rayburn in the third reception room is decommissioned.

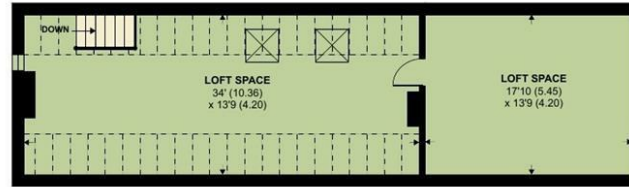
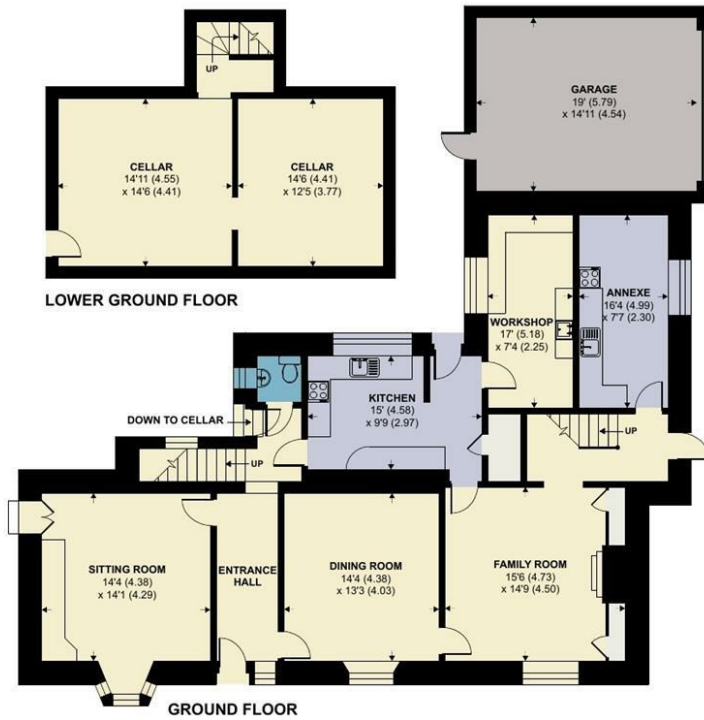
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F			23
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whitford Road, Kilmington, Axminster

Approximate Area = 2938 sq ft / 272.9 sq m
 Limited Use Area(s) = 790 sq ft / 73.4 sq m
 Garage = 285 sq ft / 26.5 sq m
 Total = 4013 sq ft / 372.8 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1169095



Axm/RS/29.8.24



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