



East Gate

Lyme Road, Axminster, Devon

East Gate

Lyme Road
Axminster
Devon EX13 5BE

A highly impressive detached 1950's individual residence with stunning gardens, twin garages and far reaching southerly views.



- Set in 0.43 acre
 - Gardens & grounds to all sides
 - Convenient location for schools
- Two garages including workshop area
- Plenty of parking for larger vehicles
- Most rooms enjoying a southerly aspect
 - Excellent south facing gardens
 - Orchard & vegetable garden
 - 5 miles inland from Lyme Bay

Guide Price £569,500

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

East Gate is an iconic house within Axminster and is welcomed to the open market for the first time in over 30 years. The house was constructed by Mouldings Builders during the early part of the 1950's and has been well designed with all principal reception rooms looking out over the south facing main garden, across the town to the countryside beyond. The main house sits in beautifully tended gardens which have given our clients years of enjoyment and have been expertly designed to make the most of the spacious plot and outlook. Rarely does a property of this stature come to market in the town, and offer such a good blend of accommodation, parking and space around you.

ACCOMMODATION

To the front of the property is an L-shaped entrance hallway which provides access to the principal reception rooms and detailed staircase rising to the first floor accommodation. There is a useful cloakroom and storage cupboard. Both the sitting room and formal dining room overlook the garden and have doors opening onto a south facing patio. The sitting room enjoys a light and airy triple aspect and fireplace housing a modern gas fire. There is a nicely appointed kitchen fitted with a wide range of solid wood fronted wall and base units, space for appliances and space for a breakfast table. The adjoining utility room provides additional space for white goods and butler sink. The addition of a rear lobby provides an excellent space for boots and coats when coming in from the garden. To the first floor are four well-proportioned bedrooms which all features built in or fitted wardrobes/storage. There is a family bathroom with coloured suite and a separate shower room

with WC. Extensive gas fired central heating and all but one of the properties windows are double glazed.

OUTSIDE

The property is approached from Lyme Road via double gates which lead to a substantial turning and parking area for numerous vehicles or even a boat or motorhome. There are two garages, one being a classic single garage with up and over door, whilst the other is much larger and features a workshop space. The front elevation is enclosed with stone walling and hedging, which provides a great deal of privacy from Lyme Road. The main gardens are a sheer delight and have been beautifully landscaped and maintained with established shrubs, seasonal flowers and raised beds. Besides the driveway is an orchard which continues alongside the garaging to a large vegetable garden with greenhouse and gardens shed. To the rear of the main house are lawned gardens which sweep around the southern and western elevations of the main house. In total the gardens and grounds measure 0.43 of an acre.

SITUATION

The property is situated in a most convenient position approximately half a mile from the town centre. It is also ideally placed with primary and secondary schooling in easy walking distance. 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.

DIRECTIONS

What3words

///doctors.fidelity.machinery

SERVICES

Mains electric, gas, water and drainage.

Broadband : Ultrafast available

Mobile Network Coverage : Limited indoors, likely outdoors

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council

Tel : 01404 515616

Council Tax Band E

MATERIAL INFORMATION

The property is located in flood zone 1, an area with a low probability of flooding



Energy Efficiency Rating		Current	Future
The energy efficiency of a building is measured on a scale from 1 (least efficient) to 10 (most efficient).			
100-109	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
The energy efficiency of a building is measured on a scale from 1 (least efficient) to 10 (most efficient).			
England & Wales		EU Directive 2002/91/EC	

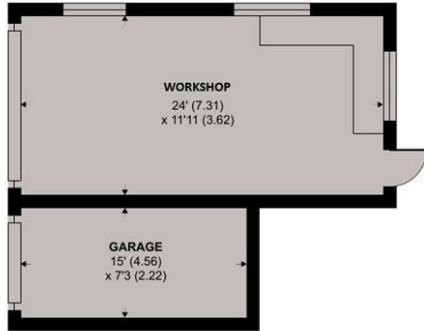
Lyme Road, Axminster

Approximate Area = 1576 sq ft / 146.4 sq m

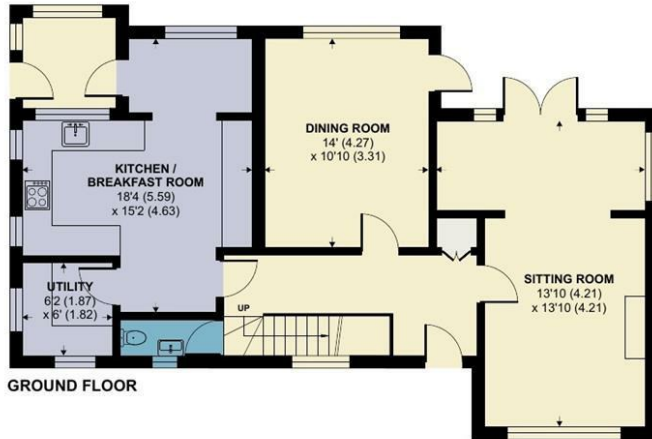
Garage = 394 sq ft / 36.6 sq m

Total = 1970 sq ft / 183 sq m

For identification only - Not to scale



GARAGE

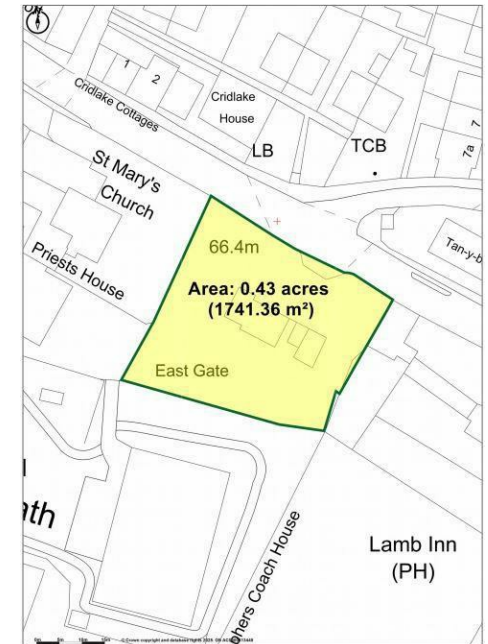


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1247577



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Axm/RS/27.02.2025



01297 331222

axminster@symondssandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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