



Symonds
& Sampson

Tolcis House

Tolcis, Axminster, Devon

Tolcis House

Tolcis
Axminster
Devon EX13 7JF

A stunning Grade II Listed former farmhouse of great historical interest offering fine character features, panoramic southerly views across the Axe Valley, a large two storey outbuilding and grounds in the region of 1.6 acres.



- Majestic period residence
 - Semi rural location
- Gorgeous character features
 - Tasteful interior décor
- Far reaching views over East Devon
 - Luxury bathroom
- Landscaped gardens and terrace
 - Outbuildings with potential
 - Fishing rights included

Guide Price £1,350,000

Freehold

Axminster Sales
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THE PROPERTY

Tolcis House is a most impressive former hall house believed to date back to C15/16th century, built principally from Tolcis stone under a slate roof with a later rendered extension to the eastern elevation understood to have been added during Victorian times. The property offers a wealth of character features throughout and benefits from good ceiling heights, well proportioned rooms and many dual aspects. The majority of the rooms enjoy views over the garden and surrounding countryside. Both the proportions and views become apparent when entering the reception hallway where double doors lead straight out to the veranda, a beautiful covered seating area, ideal for alfresco dining and entertaining during the summer months. Access to the three principal reception rooms all lead off of this room along with the staircase to the first floor accommodation. The current accommodation provides a good deal of flexibility with the sellers' study/day room and the impressive sitting room featuring bay window and fireplace, situated within the extension. Meanwhile the stunning formal dining room features a moulded cross beam ceiling and substantial inglenook fireplace. There is a beautifully fitted bespoke kitchen by Dorset Kitchens offering a comprehensive range of units, white quartz work surfacing, electric Aga and integrated appliances. The adjoining utility room has been finished to the same exacting standard with additional sink unit and space for white goods. To the first floor are four double bedrooms, all of which include far reaching views across the Axe valley and a stunning bathroom featuring central roll top bath, twin wash hand basin with marble surround, fitted wardrobes and shower cubicle. The sellers have also recently refurbished the second bathroom into a smart shower room.





OUTSIDE

The property is approached from the lane side via a five bar gate that leads down to a courtyard setting where you will find parking for several vehicles and access to the stone barn. The majority of the gardens and grounds lie to the south side of the house and include tiered areas of lawned garden, a recently renovated terrace with seating area, productive vegetable garden with brick potting shed and green house. The grounds are beautifully balanced with a wide variety of established trees, mature shrubs and seasonal flower beds retained by low stone walls. To the east of Tolcis house is a small orchard and a secluded garden room, built of low stone walling with double glazed windows and mature grapevine. A further area of land adjoining the lane side provides



gated access to the garden suitable for garden machinery. In all about 1.6 acres.

OUTBUILDING

The sale of Tolcis House includes a detached two storey stone built barn which is currently been divided into a garage, workshop and store rooms. External steps leads up to the first floor room. The barn offers great potential subject to obtaining the necessary planning permissions.

SITUATION

Tolcis House is located within the quiet hamlet of Tolcis, a small rural collection of properties located approximately 3 miles north of the East Devon market town of Axminster. Situated on the edge

of the Blackdown Hills, and Area Of Outstanding Natural Beauty, Tolcis House enjoys stunning southerly views over the Devon countryside. The market town of Axminster provides a good range of day to day amenities including shops, schools and cafes together with a mainline railway station on the London Waterloo line and a weekly local produce market in Trinity Square. Along with the market town of Honiton (10 miles) and Taunton (19 miles), the property is well placed for a wide variety of shopping, sporting and social activities. The heritage coast with resorts such as Lyme Regis and Seaton is some 6 miles distant from Axminster and the regional centre of Exeter is 25 miles to the west, with connections to the M5 motorway and regional airport.



SPORTING

Racing at Taunton or Exeter. Golf at Lyme Regis, Axe Cliff or Honiton. Sailing on the coast at Lyme Regis or Topsham.

EDUCATION

Primary schooling at Membury or Axminster. State secondary schools at Axminster, Woodroffe at Lyme Regis and the well regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Perrot Hill at Crewkerne, Blundells at Tiverton and the Taunton Schools.

DIRECTIONS

What3Words
[///estimates.less.planet](https://www.what3words.com/estimates/less/planet)

SERVICES

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

Broadband

The sellers are currently using a 4G Network (Three Network) provider instead of traditional broadband with estimated download speeds of 60 to 65 mbps

Mobile Network Coverage: Likely outside. Limited inside however Wi-Fi calling is available.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council

Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.
 Council Tax Band F.

MATERIAL INFORMATION

The land to the northeast of Tolcis House has an agricultural right of way over it in favour of the landowner of the field behind via the five bar gate. The private water supply was renewed in 2022 with a new bore hole and filtration system installed. Tolcis House has 190 yards of fishing rights at Beckford Bridge, approximately one mile to the northeast. The septic tank was last emptied in December 2024.

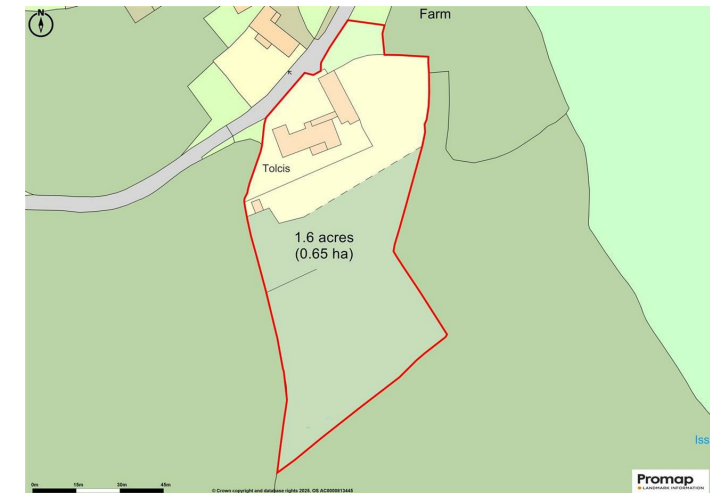
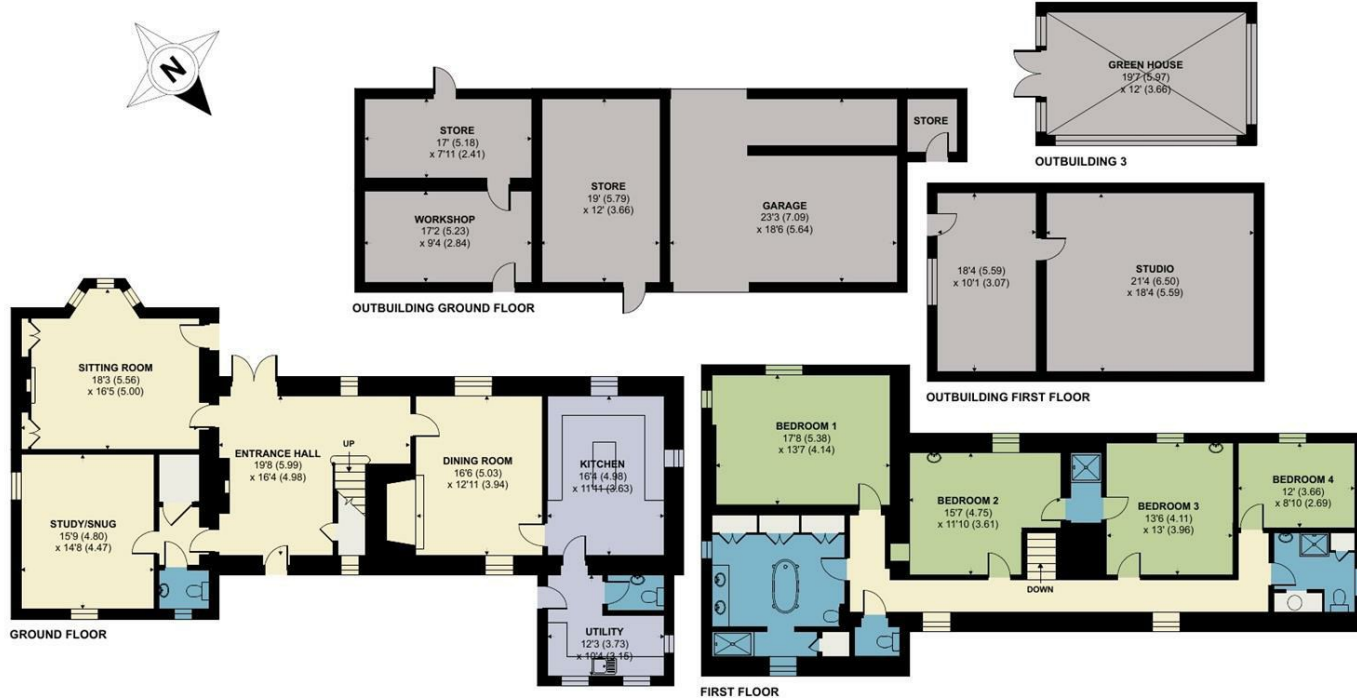
Tolcis House, Tolcis, Axminster

Approximate Area = 2831 sq ft / 263 sq m

Outbuilding(s) = 1899 sq ft / 176.4 sq m

Total = 4730 sq ft / 439.4 sq m

For identification only - Not to scale



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: 1262308



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