

# Heatherleigh

Crewkerne Road, Axminster, Devon

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Crewkerne Road  
Axminster  
Devon EX13 5SX

A simply stunning renovated four bedroom detached bungalow with breathtaking views and established gardens in the region of one acre.



- Four bedrooms
- Fully renovated throughout
- Grounds of approximately one acre
- Stunning views across the Axe Valley

Guide Price £660,000

Freehold

Axminster Sales  
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## THE PROPERTY

This beautifully presented residence was transformed by its current owners in 2019 when the bungalow benefitted from large single storey extensions as well as complete refurbishment. Heatherleigh has been transformed into a spacious family home with a warm neutral décor, contemporary fixtures and fittings and the emphasis on natural light. Overall Heatherleigh has been beautifully finished with great attention to detail as well as providing all the benefits of modern day living.

## ACCOMMODATION

On entering the property you are greeted by a central hallway which provides access to all of the principal rooms. Oak veneer doors and oak skirting boards seamlessly blend in with the use of classic colourings and a dark wood laminate flooring. The sitting room makes the most of the far reaching westerly views over the three counties and includes a high vaulted ceiling, double doors that lead out onto the terrace and a wood burning stove. The sellers have created a fashionable kitchen/family room full of natural light, thus making this the ideal space for those who like to entertain. The kitchen has been well designed with gloss finished units, a range of integrated appliances and under counter lighting. There is also a useful utility room providing additional storage and space for further appliances. In total Heatherleigh offers four bedrooms, two of which feature en suite shower rooms. These rooms offer a great deal of flexibility to purchasers who require office/studio space while the guest bedroom has its own private access and could be utilised as a potential annexe or teenagers den. There is also a smart family bathroom incorporating a modern white suite and shower over the bath.

## OUTSIDE

Heatherleigh is approached from the roadside via a long driveway which leads up to the bungalow into a gravelled parking and turning area. This is a beautiful elevated position which enjoys a westerly aspect and delightful views over East Devon and the surrounding countryside. A well planned terrace has been created to enjoy your surroundings. The bungalow sits well within its plot with lawned grounds to both elevations, outside lighting and power points. There is a further seating area adjoining the kitchen/family room and in turn delightful lawned gardens with established shrubs and trees. Summerhouse. There is a detached single garage on your left hand side just as you pull in from Crewkerne Road. In all about an acre.

## SITUATION

The property is well set back off Crewkerne Road within the favoured Raymonds Hill area, approximately 3 miles from Axminster town centre. The famous Jurassic coastline of Lyme Regis (4 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, and a number of restaurants and hotels, together with theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two supermarkets, churches and a main line railway

station on the Exeter to Waterloo line. Hugh Fernley Whittingstall's River Cottage HQ is located in the nearby Trinity Hill area.

## DIRECTIONS

What3words  
///downfield.worksheets.darts

## SERVICES

Mains electric, water and drainage.  
Broadband : Ultrafast available.  
Mobile Network Coverage : Likely outside. Limited inside.  
Source - Ofcom.org.uk

## EDUCATION

Within a short drive are the sought after state schools of Mrs Ethelston's Primary in Uplyme and Woodroffe School in Lyme Regis. Primary schooling in Axminster and the highly regarded Colyton Grammar School are nearby. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

## LOCAL AUTHORITY

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

## MATERIAL INFORMATION

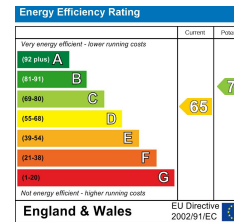
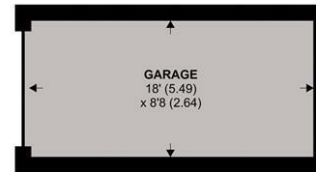
Heatherleigh is at very low risk of flooding from surface water, rivers and seas. The neighbouring property has a right of access over the lower part of the driveway in order to access their property.



# Heatherleigh, Crewkerne Road, Axminster

Approximate Area = 1740 sq ft / 161.6 sq m

For identification only - Not to scale



Axm/RIS/16.4.25



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