

Symonds
& Sampson

Tower House

Market Square, Axminster, Devon



Tower House

Market Square
Axminster
Devon EX13 5NJ

Double fronted Grade II Listed Georgian residence with elegant accommodation arranged over four floors and beautifully landscaped garden with far reaching views.



- Impressive town house
 - Grade II listed
 - Close to facilities
 - Attractive façade
 - Large basement
- Fine character features
 - Attractive garden

Guide Price £475,000

Freehold

Axminster Sales
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THE PROPERTY

Local historians propose that Tower House was first built around 1800 as an integral part of Gloucester House, for Dr Symes, a local surgeon of the time. It was split in about 1911 into Gloucester House and Tower House, which is when it is believed that the spiral staircase, shaped like an ammonite, was added to the rear elevation. The property is steeped in history and intrigue and features a rather unusual brick tunnel which runs from the basement onto Castle Street. Rumour has it that this was part of a network of underground tunnels which ran underneath Market Square and Castle Hill. Tower House is constructed of brick built elevations set under a slate tiled roof with tripartite sash windows and a central pilastered doorway providing that classic Georgian symmetrical design. The property has been updated in more recent years and blends the classic ceiling heights which you would associate with a property from this period with plenty of natural light and the ease of modern day conveniences such as gas central heating. The current owner has worked with the building to try and retain as much charm and character as possible.

ACCOMMODATION

Tower House provides a most flexible arrangement of accommodation over four floors. From the main entrance along Market Square you enter the property by the solid wooden front door with ornate fanlight which leads directly into the kitchen. This room features a range of kitchen units with granite work surfacing and a selection of free-standing dressers and units which are also included within the sale. Exposed floorboards continue through to the main reception room with attractive fireplace and wood burning stove. The inner hallway which forms part of the staircase extension has stone steps which continue down to the basement and double doors leading out to the garden. The basement area has been remodelled with tiled flooring and

provides an overflow for white goods, cloakroom and store. It is likely that the kitchen to the main house was located in this area. From here the underground brick-built tunnel leads out of the property where you will find an old covered well, wine store and evidence of former tunnels which have been long since closed off. This area is well lit with modern wall lighting and would at some point lead out to the stables associated with Gloucester House as well as providing an entrance for the deliveries. To the first floor are two good size double bedrooms and family bathroom with roll top bath. To the second floor are two further well proportioned bedrooms and shower room.

OUTSIDE

To the rear of Tower House is a beautiful, westerly facing garden which has been recently landscaped. The garden enjoys a wide variety of shrubs and perennials with a good size seating area that looks out over Axminster and the surrounding countryside. An ideal position for the late evening sun and catching the sunset. The southern side boundary features a lovely mellow stone wall, garden store and at the end of the garden steps lead down to a gated rear access and the tunnel.

SITUATION

The property is situated in a most convenient position only a few minutes walk from the town's Minster. 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
///verdict.baker.spells

SERVICES

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

LOCAL AUTHORITY

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

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea. Please note that the property is subject to a flying freehold where part of the basement is located under Gloucester House. On street parking is available in the area along with nearby public car parks. Residents permits are available from East Devon Council.

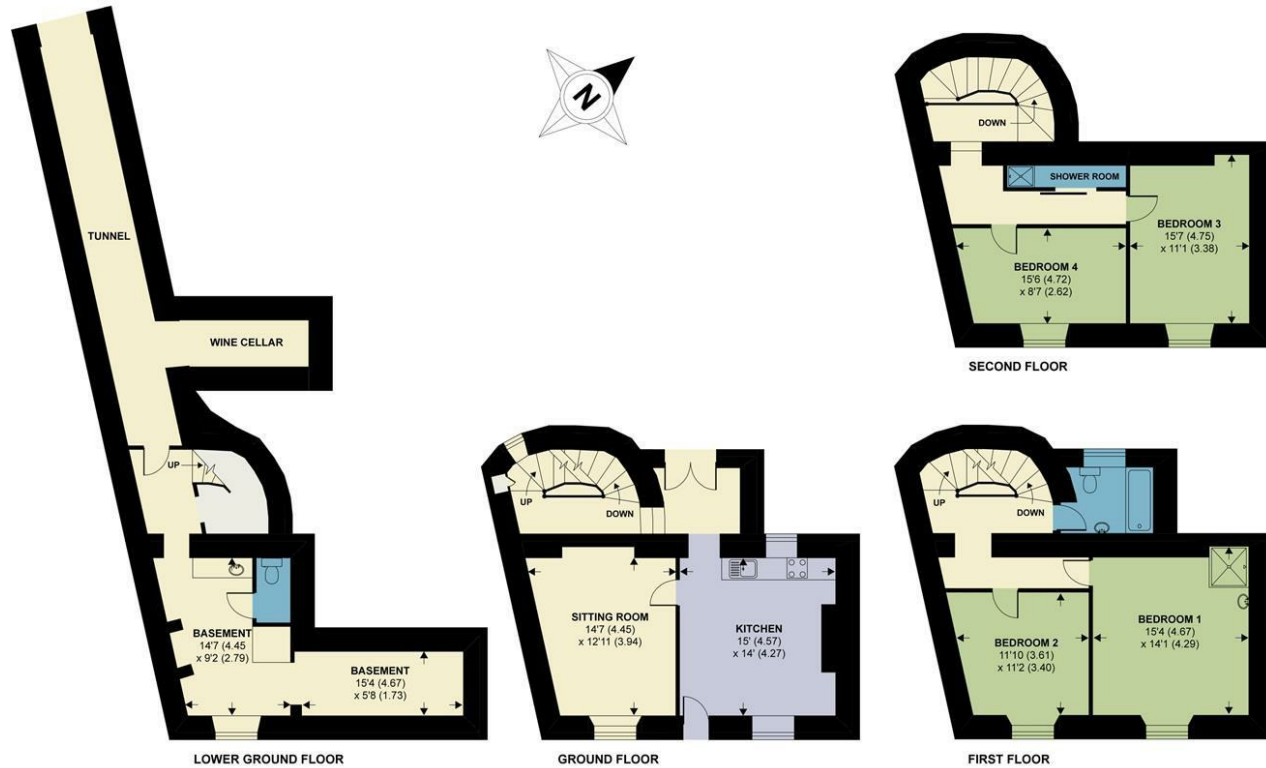
Please note that construction work has been nearly completed for the conversion of the former storage building to the rear of Tower House to domestic garage at lower ground level and annexe at ground level and change of use of land to residential garden. East Devon planning reference 22/1034/FUL



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Approximate Area = 2162 sq ft / 200.8 sq m

For identification only - Not to scale



Axm/RIS/29.4.25



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