



Symonds  
& Sampson

# Valley View

Churchill, Axminster, Devon




# Valley View

Churchill  
Axminster  
Devon EX13 7LZ

A substantial 5 bedroom detached country house with period origins and various outbuildings set in approximately 1.5 acres providing commanding rural views through the valley.



 1.50 acre(s)

- Detached individual five bedroom house
  - South facing large patio terrace
- Set in established grounds of approximately 1.5 acre
  - Impressive rural views
- Range of outbuildings including stables & heritage style car barn
  - Farmhouse style kitchen with aga
- 1st Floor balcony providing viewpoint over the terrace & grounds

Guide Price £795,000

Freehold

Axminster Sales  
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## THE PROPERTY

Valley View as its name suggest is orientated to capitalise on some of the finest views over the hamlet of Churchill and surrounding countryside. This substantial house enjoys a south facing aspect set over three floors providing numerous reception rooms and five double bedrooms the majority enjoying views over surrounding countryside and the established grounds. The versatile living accommodation incorporates a farmhouse style kitchen with oil fired Aga and Belfast style sink which adjoins a sizeable utility room/boot room. There is also an impressive first floor balcony providing a wonderful viewing point over the established grounds and rural views beyond. A particular feature is the high degree of privacy provided via established grounds with an abundance of colour from various rhododendron. Other benefits include an oil fired central heating system, upvc double glazing to most openings and an en suite bathroom to the principle bedroom.

Within the grounds are a variety of outbuildings to include stables and an attractive heritage style car barn accessed via gravelled driveway and gated entrance. To the rear of the house is a further garden with detached outbuilding which is suitable for a possible work from home environment or hobbies room subject of course to any necessary consents.







## SITUATION

A prime site of approximately 1.5 Acres offering both privacy and seclusion set in a small hamlet therefore not feeling isolated. The property is situated in a tranquil valley within the small hamlet of Churchill, in the Blackdown Hills Area of Outstanding Natural Beauty. Approached along a small lane the property is surrounded by rolling East Devon countryside and offers a range of rural activities with footpaths and bridleways in abundance. The bustling market town of Axminster is on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. 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 itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter.

## OUTSIDE

The property is approached via a gravel driveway through a gated entrance leading to a large area of parking and Heritage style oak framed car barn. Behind the car barn is a

stable block of two loose boxes with concrete hardstanding whereupon a timber 5 bar gate grants access to the grounds. As previously mentioned the total site extends to approximately 1.5 acre incorporating various garden areas a wooded copse and paddock like grounds, as well as a further wooden garage/workshop. Immediately to the front of the house enjoying a south facing outlook is a paved terrace ideally situated for alfresco dining whilst enjoying an outlook over your own established grounds.

## SERVICES

Mains water & electric. Private drainage in the form of a





Klargester bio treatment plant.  
 Broadband : Standard 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

## DIRECTIONS

What3Words  
 ///appealed.bypasses.greeting

## MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and seas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(31-35) <b>A</b>		
(31-35) <b>B</b>		
(36-50) <b>C</b>		
(51-55) <b>D</b>		
(56-65) <b>E</b>		
(66-75) <b>F</b>		
(76-100) <b>G</b>		
		69
	46	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Valley View, Churchill, Axminster

Approximate Area = 2423 sq ft / 225.1 sq m (excludes car barn)

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 280 sq ft / 26 sq m

Outbuilding = 496 sq ft / 46 sq m

Total = 3224 sq ft / 299.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Symonds & Sampson. REF: 1125338



Axm/RIS/12.5.25



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