

# Coomb Bank Farm

Cooks Lane, Axminster, Devon

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Cooks Lane, Axminster  
Devon EX13 5SJ

A contemporary four bedroom barn conversion with excellent eco credentials and fine rural views over the Axe Valley. Three holiday cottages, flexible outbuildings and a pasture field with new barn. Convenient location close to Lyme Regis and the coast. In all 3.02 acres (1.22 ha).



 3.02 acre(s)

- Contemporary 4 bedroom barn conversion
  - Good Eco credentials
- Glorious far reaching views over the countryside
- Convenient location for Lyme Regis and the coast
  - Three holiday cottages
  - Easy to maintain level garden
  - Useful outbuildings
- Outbuilding with planning permission for dog grooming salon
  - Separate paddock with stable and modern barn
  - In all 3.02 acres

Guide Prices  
Lot 1 £825,000  
Lot 2 £150,000  
Whole £975,000

Freehold

Axminster Agricultural  
01297 33122  
axminster@symondsandsampson.co.uk



## SITUATION

Coomb Bank Farm is set close to the nearby bustling market town of Axminster (1 mile) which offers good local facilities including supermarkets, post office, sports centre, swimming pool and mainline train station. To the south, the historic town of Lyme Regis (5.4 miles) forms part of the Jurassic Coast World Heritage Site. With the famous Cobb and sandy beach, offering excellent opportunities for swimming, fishing and coastal walking. The town has an active community throughout the year, with a wide selection of shops, pubs and restaurants. River Cottage HQ which hosts a variety of dining events and courses, as well as the River Cottage Café, are close by. There are good road connections with access to the A30/A303 close by. The Cathedral city of Exeter (27 miles) is easily accessible with its excellent shopping and leisure facilities, access to the M5 and Exeter International Airport.

## LOT ONE : FARMHOUSE, 3 HOLIDAY COTTAGES & 0.44 AC

Coomb Bank Farmhouse has been converted from an agricultural barn in 2017 to create an impressive country home. This stylish conversion has been designed to create a light and spacious environment with partial vaulted ceilings and sizable openings including bifold doors leading to the sunny terrace. Coomb Bank Farm has a B rated EPC ensuring minimal running costs. There are high levels of insulation, underfloor heating, solar panels and high-performance glazing as well as an electric vehicle charger. Built around a timber frame the elevations are clad in cedar under a profile roof. The expansive kitchen/dining/living room has a bespoke kitchen with an island, range cooker with LPG hob, with two sets of bifold doors to take full advantage of the views over the rolling Devon countryside. The sitting room has a double sided fireplace which also opens into the kitchen. Upstairs the main bedroom has an ensuite bathroom, whilst there are three further bedrooms together with a family bathroom and a separate shower room. The paddock and flexible outbuildings create an opportunity for a small holding or equine property.

Please see floorplan for accommodation and measurements.



## OUTSIDE

The property is accessed via a country lane, opening onto a large parking and turning area facing the Holiday Cottages and the timber faced Garage/Workshop (13.75m x 8.10m). The drive continues to a further parking area by the house with access to a timber open fronted double car port. The level garden is found to the front and side of the house, mainly laid to lawn with a large paved terrace, easily accessed from the house. With access from the side garden and located at the far end of the rental cottages is the former Dog Grooming Salon (4.41m x 2.45m). In all 0.44 acres (0.18 ha).

## THE HOLIDAY COTTAGES

Discretely located behind the house, the recently converted terrace of three single storey cottages, Hideaway with one bedroom, Sunnyside and Field View with two have been successfully rented for holidays and short breaks with a proven income stream. See (<https://sykescottages.co.uk>).

## LOT TWO : Paddock with Barn, Stable & 2.58 Acres

The gently sloping pasture field lies on the opposite side of Cooks Lane. It is well-sheltered by mature hedges and has good access, providing amenity use for the property. There is a timber stable (6.03m x 3.46m) and a profile clad General Purpose Barn (10.80m x 5.58m) with roller doors. In all 2.58 acres (1.04 ha).

## SERVICES

Mains electricity. Mains water. Private drainage (treatment plant). Oil central heating. 40 solar panels producing 10KW. Broadband: Standard broadband available. Mobile Network Coverage: Limited outside. Likely inside. Source: Ofcom.org.uk

## MATERIAL INFORMATION

1. Coomb Bank Farm is situated in Flood Zone 1, an area with a very low probability of flooding. 2. No public rights of way affect the property.





## SPORTING

All rights are owned and included in the sale. Racing at Taunton or Exeter. Golf at Lyme Regis or Seaton. Sailing on the coast at Lyme Regis or Seaton.

## EDUCATION

Primary schooling at Axminster. State secondary schooling at Axminster and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill, Blundells, the Exeter and the Taunton Schools.

## LOCAL AUTHORITY

East Devon District Council. Tel: 01404 515 616. Council Tax Band: E.

## TENURE

Freehold with vacant possession upon completion.

## DIRECTIONS

From Axminster town centre take Lyme Road towards Lyme Regis and the A35. Proceed up the hill for about

¼ of a mile and turn left into Cooks Lane. Coomb Bank Farm will be found on your left after a short distance. What3words  
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## VIEWINGS

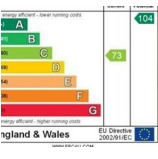
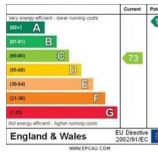
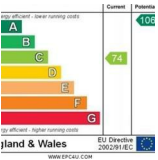
Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.



Cooks Lane, Axminster

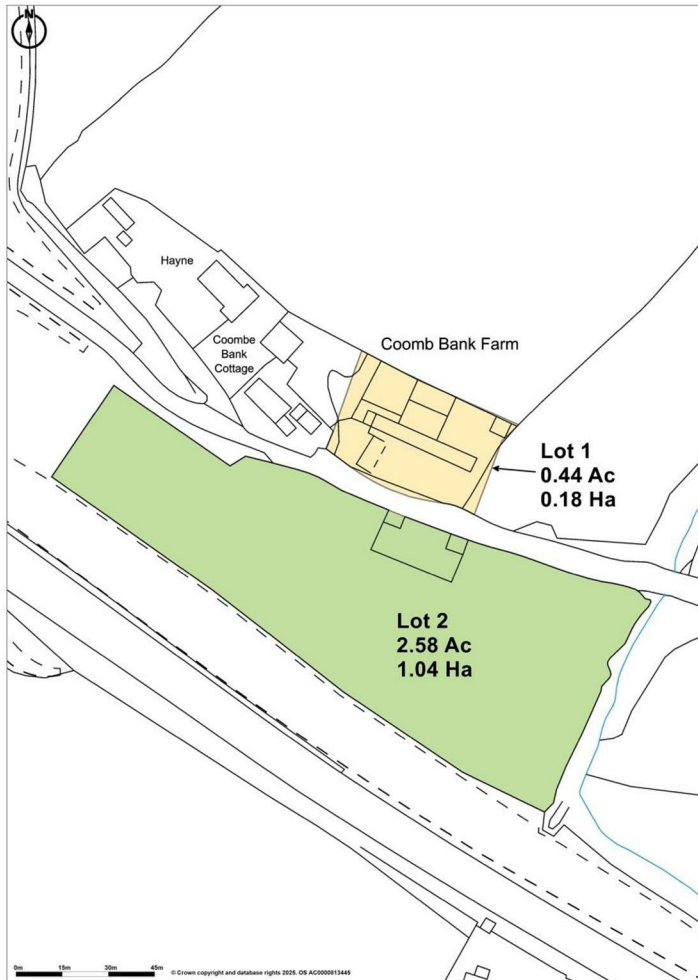
Outbuildings = 1458 sq ft / 135.4 sq m

For identification only not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nêche.com 2025. Produced for Symonds & Sampson. REF: 1243663





**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1,000. Paper Size - A4

## Cooks Lane, Axminster

Approximate Area = 2382 sq ft / 221.2 sq m

Limited Use Area(s) = 114 sq ft / 10.5 sq m

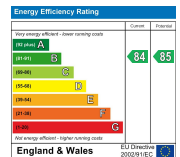
Total = 2496 sq ft / 231.7 sq m

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Denotes restricted  
head height



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AxAg/ACG/Jun25



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