



# Stoney House

Stoney Lane, Axminster, Devon



# Stoney House

Stoney Lane  
Axminster  
Devon EX13 5BU

A beautifully refurbished attached four bedroom period residence (not listed) with a delightful walled garden, superb games room and no onward chain.



- Picturesque property
- Fine character features
- Recently refurbished
- Two ensuite bathrooms
  - Large games room
- Quality fitted kitchen
  - Walled gardens
- Close to amenities

Guide Price **£585,000**

Freehold

Axminster Sales  
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## THE PROPERTY

Stoney House is a most impressive family home with its pretty façade constructed of part rendered and part stone elevations under an attractive slate roof. The house and gardens have both undergone a sympathetic programme of refurbishment in recent years making the very most of the properties historic charm and features. Stoney House is well placed for local schooling, the town centre, and the railway line all within acceptable walking distance. Of particular note is the large games room which offers a variety of leisure activities opportunities as well as the option for creating additional accommodation or even annexe potential.

## ACCOMMODATION

The property boasts two beautiful reception rooms, with the living room featuring an attractive fireplace that serves as a focal point. The dining room is a spacious, light room with French doors leading to a charming veranda overlooking the garden. The modern fitted kitchen is equipped with a good range of units and integrated appliances. Adjacent to the kitchen is a practical utility/boot room for additional storage and a downstairs cloakroom off the main entrance hallway. The former stables to the coach house, now serves as a garage with access onto Stoney Lane. On the first floor you will find four spacious double bedrooms. Each bedroom is a delightful room maintaining the period character of the property whilst offering modern comforts. The main bedroom is particularly spacious, featuring an attractive high specification en-suite shower room and dressing area, whilst the main guest bedroom features an en suite bathroom. There is a well-appointed contemporary family bathroom which services the remaining two bedrooms.

## OUTSIDE

Wrought iron double gates from Stoney Lane lead to a cobbled courtyard to the front of the property which is set behind a high stone wall. The main garden to Stoney House enjoys a westerly aspect and is set behind high stone walls offering a wonderful private garden, full of interest with established shrubs and mature trees. A lovely circular paved seating area adjoins the games room and looks out over the gardens with a private gated access that leads out onto Lyme Street via the tennis courts and carpark to the nearby leisure facilities and school.

## SITUATION

Stoney House is less than 5 minutes' walk from Axminster town and is ideally placed for both primary and secondary schooling as well as Flamingo Pool. Axminster is a bustling market town 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 independent and national retailers including two supermarkets and train station that is on the direct line to London Waterloo and Exeter. Trinity Square plays host to a well-supported local produce weekly market every Thursday.

## DIRECTIONS

What3Words  
///clown.wink.approvals

## SERVICES

Mains electric, gas, water & drainage  
Broadband : Ultrafast available  
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.  
Source - Ofcom.org.uk

## LOCAL AUTHORITY

East Devon Council  
Tel : 01404 515616  
Council Tax Band F

## MATERIAL INFORMATION

- 1.) The property is at very low risk from flooding from rivers and seas, and surface water.
- 2.) Stoney Cottage has a pedestrian access from the front gate of the courtyard to the front door of the cottage. We would recommend parking at the Flamingo Car Park off Lyme Road. Residents permits are available from East Devon council.



Energy Efficiency Rating		
Energy efficiency class	Current	Target
Very energy efficient - lowest running costs		
A		
B		
C		
D		
E		
F		
G		
Very energy inefficient - highest running costs		
England & Wales		
EU Directive 2002/91/EC		

# Stoney Lane, Axminster

Approximate Area = 1999 sq ft / 185.7 sq m  
 Outbuilding = 711 sq ft / 66.1 sq m  
 Garage = 261 sq ft / 24.2 sq m  
 Total = 2971 sq ft / 276 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: 1333746



Axm/RS/31.725



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