

# Bay Tree House

Lyme Road, Axminster, Devon

# Bay Tree House

Lyme Road  
Axminster  
Devon EX13 5BQ

A beautifully renovated chalet style detached residence offering well appointed accommodation and impressive room sizes. Viewing considered essential to appreciate this excellent individual property.



- Individual residence
- Spacious room sizes
- Impressive reception rooms
- Three double bedrms
- One bedroom annexe
- Near to schools

Guide Price **£500,000**

Freehold

Axminster Sales  
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## THE PROPERTY

This once modest property has been transformed into a stunning family home offering more than 2000 sq ft of accommodation over two floors as well as a detached annexe.

## ACCOMMODATION

The ground floor living space is accessed off of a central hallway where you will find the main sitting room overlooking the front garden with wood burning stove and bay window. There is also a further reception room currently arranged as a home office but could be considered a fourth bedroom. The formal dining area overlooks the main garden and has bi-folding doors leading out to a raised terrace. Meanwhile the kitchen is fitted with a wide range of units, integrated appliances, and granite work surfacing. There is also a multipurpose utility room and separate cloakroom. To the first floor are three double bedrooms and large family bathroom. The master suite includes a walk-in wardrobe and en-suite shower room.

## ANNEXE

Set in the rear garden is the detached one bedroom annexe proving auxiliary accommodation to the main house. The annexe has been tastefully decorated and provides a spacious double bedroom with storage space and a smart shower room. There is also a small kitchenette with sink

unit, further storage and an under counter fridge. We have been advised that the current owner uses the annexe as a holiday let.

## OUTSIDE

To the front of the property is an established shrub garden and gravelled driveway leading to the garage with steps up to the front door. The rear garden enjoys a good degree of privacy with pleasant views from the terrace. Steps lead down to the main area of garden which has been tastefully designed with raised beds, established borders and lawned garden. Summerhouse with further seating area.

## SITUATION

The property is situated in a most convenient position approximately half a mile from the town centre. It is also ideally placed with primary and secondary schooling in walking distance. 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.

## SERVICES

All mains services connected. Gas fired central heating. Ultrafast broadband available. Mobile coverage is available in the area. Please refer to Ofcom's website for more information.

## LOCAL AUTHORITY

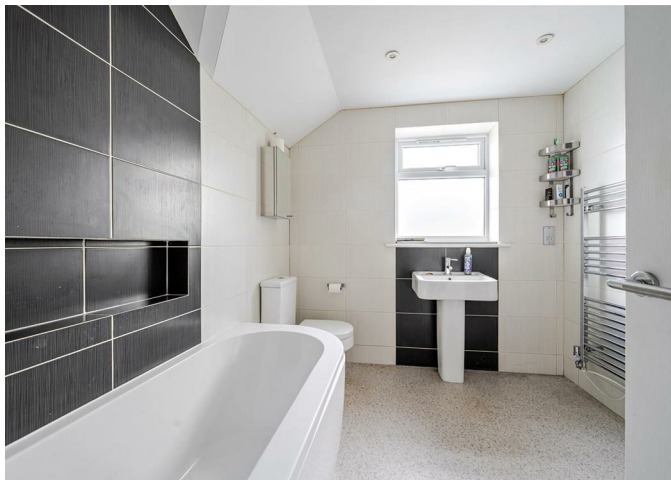
East Devon District Council. Council Tax Band D.

## DIRECTIONS

What3Words  
///implanted.wishes.intelligible

## MATERIAL INFORMATION

The property is located in an area with a very low flood risk.

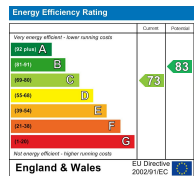
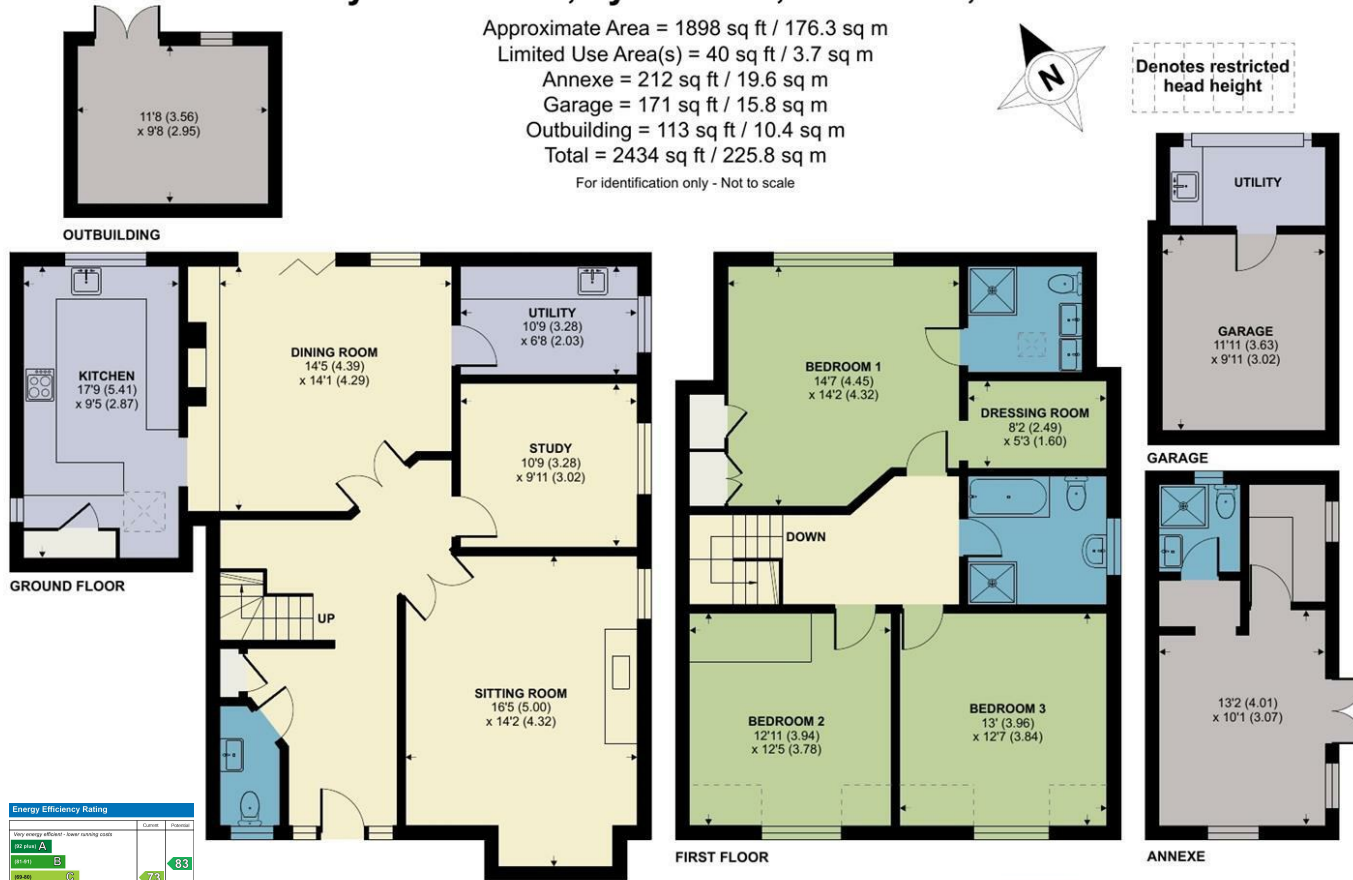


# Bay Tree House, Lyme Road, Axminster, EX13

Approximate Area = 1898 sq ft / 176.3 sq m  
 Limited Use Area(s) = 40 sq ft / 3.7 sq m  
 Annexe = 212 sq ft / 19.6 sq m  
 Garage = 171 sq ft / 15.8 sq m  
 Outbuilding = 113 sq ft / 10.4 sq m  
 Total = 2434 sq ft / 225.8 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1161615



Axm/RIS/12.12.25



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