



Symonds
& Sampson

Loring's Barn

Tolcis, Axminster, Devon

Lorings Barn

Tolcis, Axminster,
Devon EX13 7JF

Stylish 4 bedroom barn conversion set in 4.10 acres and surrounded by unspoilt countryside. Useful outbuilding and 2 gently sloping pasture fields.



4.10 acres (1.66 ha)

- Rural location in a historic hamlet
- Detached 4 bedroom barn conversion
- Ideal small holding or equine property
 - Charming courtyard garden
 - Versatile barn with workshop
- Two well-fenced pasture paddocks

Freehold

For Sale by Private Treaty

Axminster
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SITUATION

Lorings Barn is located in Tolcis, a historic rural hamlet, close to the market town of Axminster, in the Blackdown Hills National Landscape (AONB). Axminster (2.5 miles) provides a good range of day-to-day amenities including independent shops, cafes, sports centre, swimming pool and weekly produce market, as well as a mainline railway station on the London Waterloo line. To the south, the Jurassic Coast World Heritage site features the popular resort of Lyme Regis (8 miles) with its famous Cobb and sandy beach. There are good road connections with the A35 giving access to the coast and the A30/ A303 with its links to London and the South East. The Cathedral city of Exeter (25 miles) is easily accessible with its excellent shopping, university and recreational opportunities, as well as a main line rail link to London Paddington, international airport and M5 access.

THE PROPERTY

Converted in 2007, this country home cleverly combines a period stone barn and a stone pillared linhay, to create a L-shaped property with spacious, adaptable accommodation arranged over three levels. The resulting building has mainly stone elevations under a slate and thatched roof. The historic fabric of the buildings including exposed beams, feature stone walls has been conserved and sympathetically combined with contemporary finishes





to create a stylish split-level home. On the ground floor the attention to detail extends to the generous dual aspect dining kitchen which has underfloor heating, wooden units under granite work surfaces and integrated appliances. From the entrance hall a short flight of steps leads to an en-suite bedroom and the light-filled dining room, connecting the lower linhay with the upper barn. On the next level the master bedroom suite features a walk-in wardrobe and well-appointed bathroom. A further short flight of stairs leads to an impressive double aspect sitting room with a full height vaulted ceiling, and doors opening onto a south facing terrace overlooking the garden. Two further bedrooms and a shower room are found on the upper floor. Lorings Barn will appeal to a range of lifestyle buyers seeking a country house.

Please see floorplan for accommodation and measurements.

OUTSIDE

The farmstead is approached from the lane, with gates. The main south facing garden features a large paved terrace, with steps up to the lawn. There is a timber storage shed in the garden area and an undercroft to the upper terrace. The drive sweeps past the house to a parking area, giving access to the barn and land beyond.

Barn (22.89m x 13.49m) clear span steel frame with block & Yorkshire boarding and part concrete floor. Internal insulated **Timber Workshop** (6.55m x 6.55m) fitted with plenty of power points. This flexible barn offers utility and could easily be converted into stabling. There are hardcore yards at each end of the barn.

Studio/Home Office (5.66m x 2.09m) set in an elevated position in the field, making the most of the stunning views over the rolling countryside towards the sea. It is available by separate negotiation.

THE LAND

The two gently sloping pasture paddocks are well-fenced, providing protection and amenity use for the property. There are superb views across the Yarty Valley and towards





the coast. In all the property and land extends to about 4.10 acres (1.66 ha).

SERVICES

Mains electric. Mains water. Private drainage (treatment plant). Oil-fired central heating. Standard broadband. Vendors use EE for internet coverage up to 100 Mbps 5G. There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

1. No public rights of way cross the property.
2. Lorings Barn is within the curtilage of the neighbouring Grade II listed Tolcis Farm and is therefore to be treated as part of the listed building
3. A small area of land is missing from the title. This is currently being rectified by our clients' solicitor.

TENURE

All freehold with vacant possession upon completion.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton, Golf at Honiton or Axe Cliff, Seaton. Sailing on the coast at Lyme Regis or Seaton.

EDUCATION

Primary schooling at Membury. Good state secondary schooling at Axminster and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools.

LOCAL AUTHORITY

East Devon District Council Tax Band: F

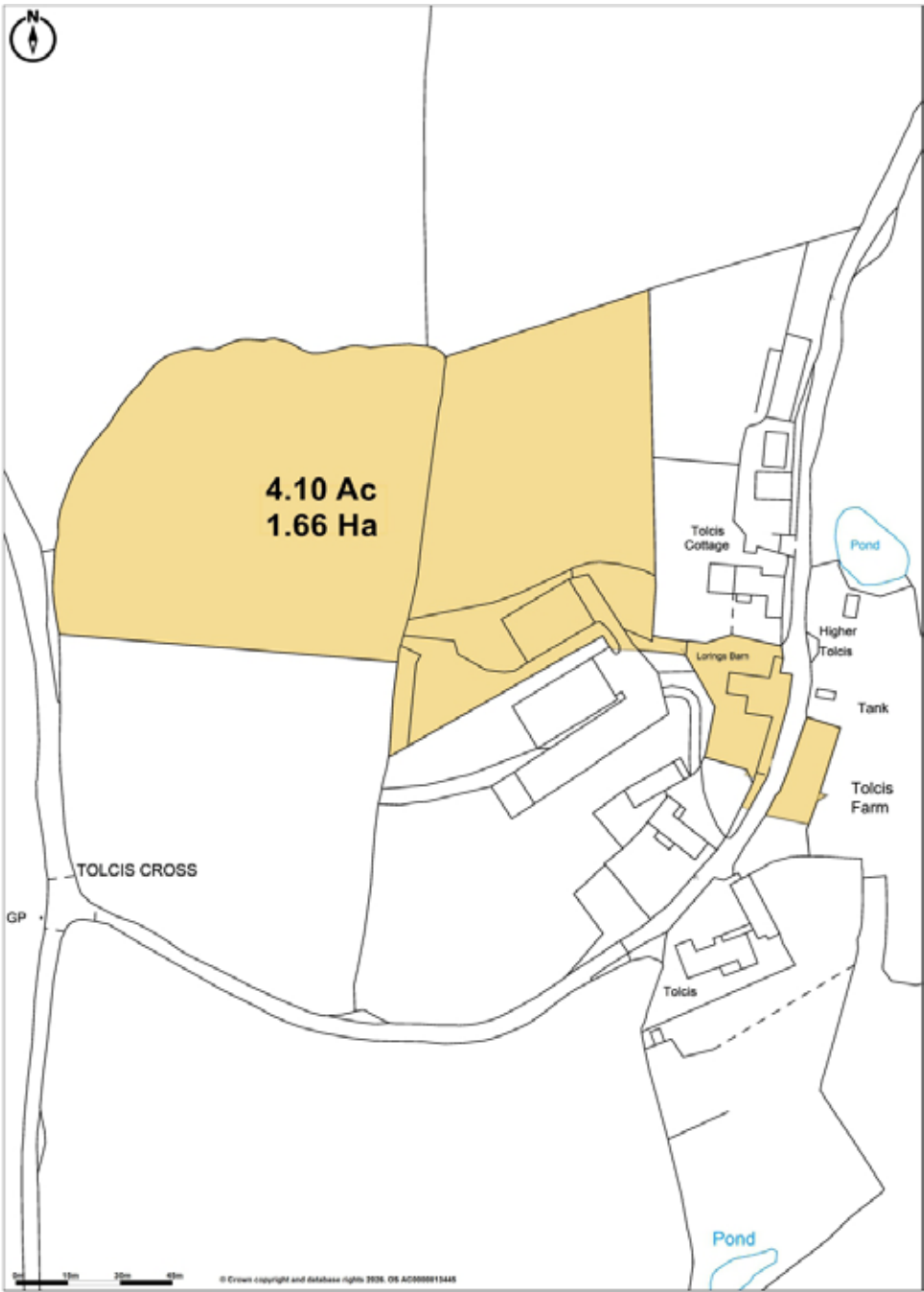
DIRECTIONS

What3Words ///forkful.stable.body

From the A35 heading from Honiton, take the first junction to Axminster. Take the next left sign posted to Membury and Tolcis and after about 3 miles turn left sign posted to Tolcis. Follow this lane for about 1/2 mile and the property is on your right.

VIEWING

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



Denotes restricted head height

For identification only - Not to scale

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GROUND FLOOR

- STORE: 24'2" (7.36) x 8'3" (2.51)
- KITCHEN / BREAKFAST ROOM: 34'10" (10.62) x 10'2" (3.10)
- ENTRANCE HALL
- BEDROOM 2: 19'7" (5.97) x 10'3" (3.12)
- BEDROOM 1: 17'6" (5.31) x 15' (4.57)
- DRESSING ROOM
- BEDROOM 3: 16'4" (4.98) x 8'8" (2.64)
- BEDROOM 4: 15'3" (4.65) x 8'6" (2.59)
- DINING ROOM: 24'4" (7.42) x 11'4" (3.45)
- SITTING ROOM: 20'4" (6.20) x 18' (5.49)

FIRST FLOOR 1

FIRST FLOOR 2

- STORE: 13' (3.96) x 10'4" (3.15)
- STORE: 10'10" (3.30) x 10'2" (3.10)

SECOND FLOOR

- ROOM IN ROOF: 9'10" (3.00) x 8'3" (2.51)

EU Directive 2002/91/EC

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