



**DERBYSHIRE'S**  
— *Village and Country* —

Tytherleigh House, Tytherleigh, Axminster,  
EX13 7BE





### **SITUATION**

Set well back from the road on the edge of the pretty village of Tytherleigh.

### **TO THE FRONT**

The house is approached via a private driveway leading to parking for multiple vehicles and the generous garage.

### **PORCH**

Sliding door to outside, door to entrance hall.

### **ENTRANCE HALL**

Door to the front, stairs to the 1st floor landing, 1 x radiator.

### **RECEPTION ROOM**

*16'8" x 15'5" (5.1m x 4.7m)*

Bi-fold doors through to the impressive conservatory, solid wood floor, TV point, wood burning stove, 1 x radiator.

### **CONSERVATORY**

*15'5" x 15'7" (4.72m x 4.76m)*

Ceramic tiled floor, French doors out to the patio and garden.

### **KITCHEN/BREAKFAST ROOM**

*15'1" x 9'10" (4.6m x 3m)*

Windows to the side and rear, tiled floor, a range of wall and base storage units, gas fired AGA, integral electric oven and 4 ring gas hob, space and plumbing for an American style fridge/freezer, 1 1/2 bowl sink with drainer and mixer tap.

### **DINING ROOM**

*15'8" x 15'1" (4.8m x 4.62m)*

Bay window to the front, door to the side, fireplace with brick surround, TV point, hatch to kitchen, 1 x radiator.

### **STUDY/BEDROOM 6**

*13'1" x 9'8" (4m x 2.95m)*

Bay window to the front, TV point, built in wardrobe, WC and hand basin, 1 x radiator.

### **GYM**

*11'5" x 9'8" (3.5m x 2.97m)*

Sliding doors out to the garden, tiled flooring, built in storage and pantry area.

### **SHOWER ROOM**

Window to the rear, sit down shower, WC, basin, under stairs cupboard, 1 x radiator.

### **1ST FLOOR LANDING**

Window to the rear, hatch to loft space.

### **BEDROOM 1**

*16'4" x 15'8" (5m x 4.8m)*

Bay window to the front, built in wardrobe, 1 x radiator.

### **BEDROOM 2**

*15'3" x 11'8" (4.67m x 3.56m)*

Window to the rear, 1 x radiator.

### **ENSUITE**

Shower cubicle, WC, pedestal basin, heated towel rail, extractor fan.

### **BEDROOM 3**

*13'3" x 13'1" (4.06m x 3.99m)*

Bay window to the front, built in wardrobes, TV point, 1 x radiator.

### **ENSUITE**

Shower cubicle, WC, pedestal basin, heated towel rail, extractor fan.

### **BEDROOM 4**

*9'8" x 9'4" (2.95m x 2.87m)*

Window to the front, built in wardrobe, 1 x radiator.

### **BEDROOM 5**

*9'10" x 8'11" (3.02m x 2.74m)*

Window to the side, 1 x radiator.

### **FAMILY BATHROOM**

2 windows to the rear, bath with shower over, WC, bidet, basin with vanity unit, heated towel rail, 1 x radiator.

### **GARAGE**

*38'2" x 12'4" (11.64m x 3.78m)*

Electric door to front, lighting and power.

### **GARDENS AND GROUNDS**

The extensive gardens offer lots of scope to a purchaser. The patio leads down some steps to the main lawn, with mature trees, fruit trees and an array of flowering plants. There is a timber summerhouse to one side. To the side of the property you will find a generous vegetable patch which then leads back round to the front of the house and the parking areas.

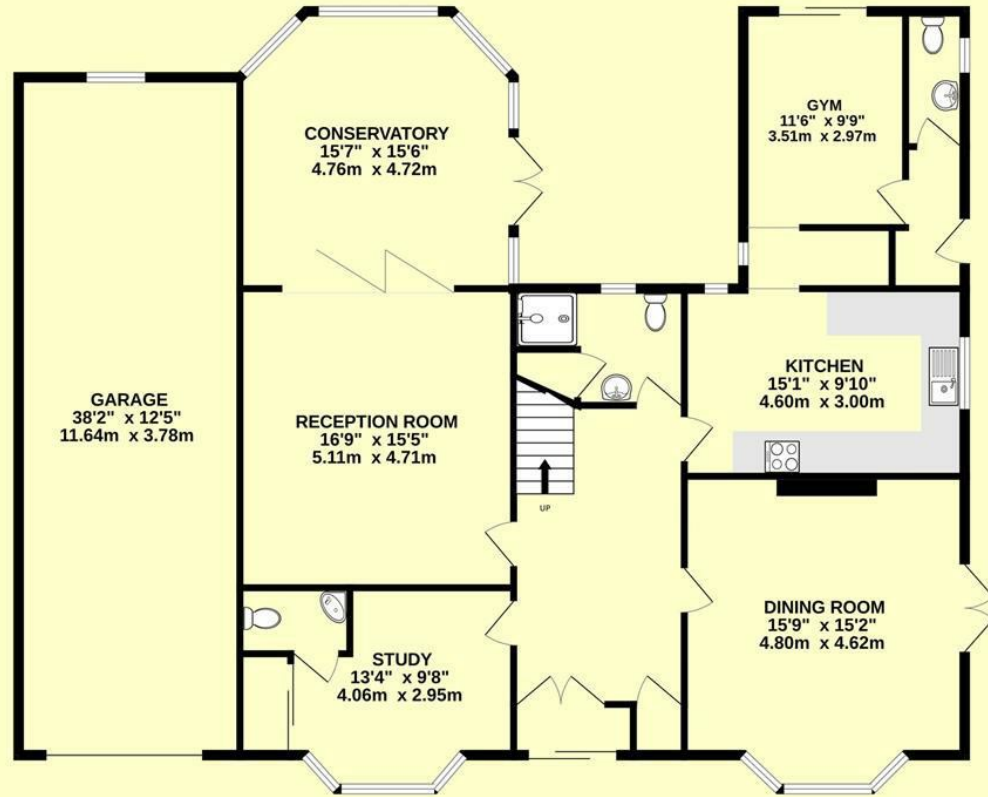
### **LOCAL AUTHORITY**

East Devon Council - Band E

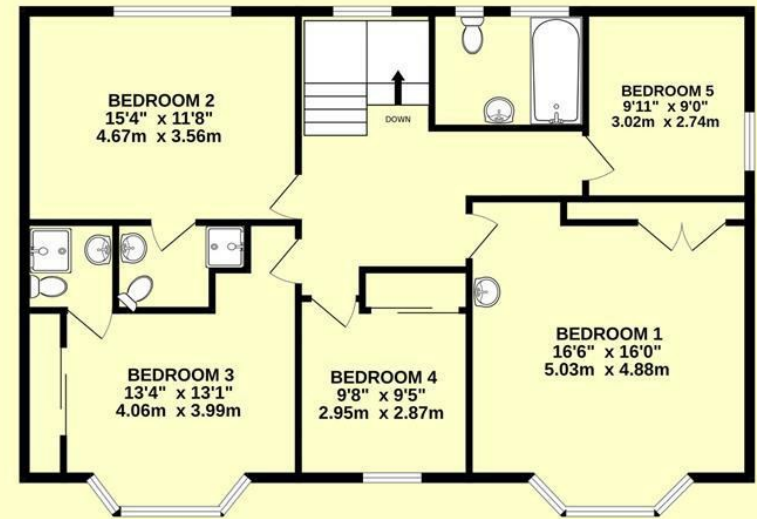
### **SERVICES**

Mains gas, water and electricity are connected to the property, private drainage.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3146sq.ft. (292.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Directions -**  
From our offices in Chard, head out on the A358 towards Axminster. Continue on this road for just over 3 miles and you will reach Tytherleigh. The property can be found on the left hand side, before the farm shop, market by a Derbyshire's For Sale board. What 3 Words  
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