



Havenclyffe, Axmouth, Devon





A beautifully refurbished Grade II listed waterfront home with spectacular sea views.

Summary of accommodation

Entrance hall | Sitting room | Drawing room | Dining room | Garden room | Conservatory | Study

Kitchen/breakfast room | utility and boot room

Principal bedroom suite | Four further bedrooms | Four bathrooms

Cottage with two bedrooms

Garaging | Stables | Workshop | Stores

Swimming pool | Garden | Woodland | Pasture

In all about 9.6 acres (3.8 hectares)

Distances

Exeter 23 miles, Lyme Regis 6 miles, Axminster 6 miles (London Waterloo 2 hours 45 minutes), Sidmouth 9 miles

(All distances and times are approximate)



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Situation

Havencliffe is exquisitely positioned directly above the sea at Axmouth, on the East Devon coastline, a designated Area of Outstanding Natural Beauty (AONB) and part of the Jurassic Heritage Coast. This splendid property is nestled within its own land, offering breathtaking views of Seaton Bay and the surrounding countryside. It is perfectly situated above Axmouth Harbour. Sailing opportunities abound at the Axe Yacht Club, Seaton, and Beer sailing clubs. The South West Coast Path is easily accessible, linking to excellent walking routes in the area.

The property is conveniently located approximately a quarter of a mile from the centre of Seaton, which boasts an excellent range of everyday facilities. Axmouth village, bordering the tidal estuary of the River Axe, lies near its harbour on the South Coast of East Devon, between Lyme Regis and Sidmouth. Historically a Roman port, Axmouth features a charming church, post office, inns, and a small harbour, with a stunning cliff top golf course nearby.

Communication links are superb, with the A30/A303 approximately 19 miles away, providing access to the M5 motorway at Taunton to the north or Exeter to the south. Rail services from Axminster offer direct routes to London Waterloo from about 2 hours 45 minutes. Additionally, trains from Exeter and Taunton to London Paddington have the fastest service taking from 1 hour 45 minutes from Taunton. Exeter Airport offers an increasing number of flights to both UK and international destinations.

Axminster provides excellent local amenities, featuring its historic Minster Church, supermarkets, primary and secondary schools, and a variety of shops, pubs, and restaurants. Exeter, the major regional centre for the southwest, is renowned for its extensive range of shops, including a John Lewis Store, restaurants, and theatres.

Devon offers an outstanding selection of state and private schools, with Havencliffe House ideally located to access many of them. Colyton Grammar School, one of Britain's top-performing selective state schools, is just 3 miles away. Nearby private schools include Wellington School, Kings, Queens, and Taunton School in Taunton and Exeter is home to Maynard Girls School and Exeter School, while Blundell's School is located in Tiverton.



Havencliffe

Havencliffe is a captivating Grade II Listed property, believed to have been originally constructed in the 16th century and expanded in the Gothic style in the early 19th century, featuring a castellated tower with a functioning bell.

Facing southwest, the house enjoys a commanding coastal position, screened and sheltered by its own woodland, with a long veranda offering stunning views over sea and Axmouth Harbour. The interior layout is thoughtfully designed, with the main rooms boasting spectacular sea and coastal views and the current owner has undertaken an extensive renovation and refurbishment project further details on which can be obtained from the agent.

The property is accessed through a pillared entrance and a gently rising drive past woodland, leading to a spacious parking and turning area at the main entrance.

Key features of the accommodation include a grand entrance hall from which the main reception rooms extend. The exceptional drawing room, with its barrel ceiling, offers magnificent views of the gardens, grounds, harbour, and sea. The large and immaculately presented family kitchen features doors opening onto the inner courtyard garden.

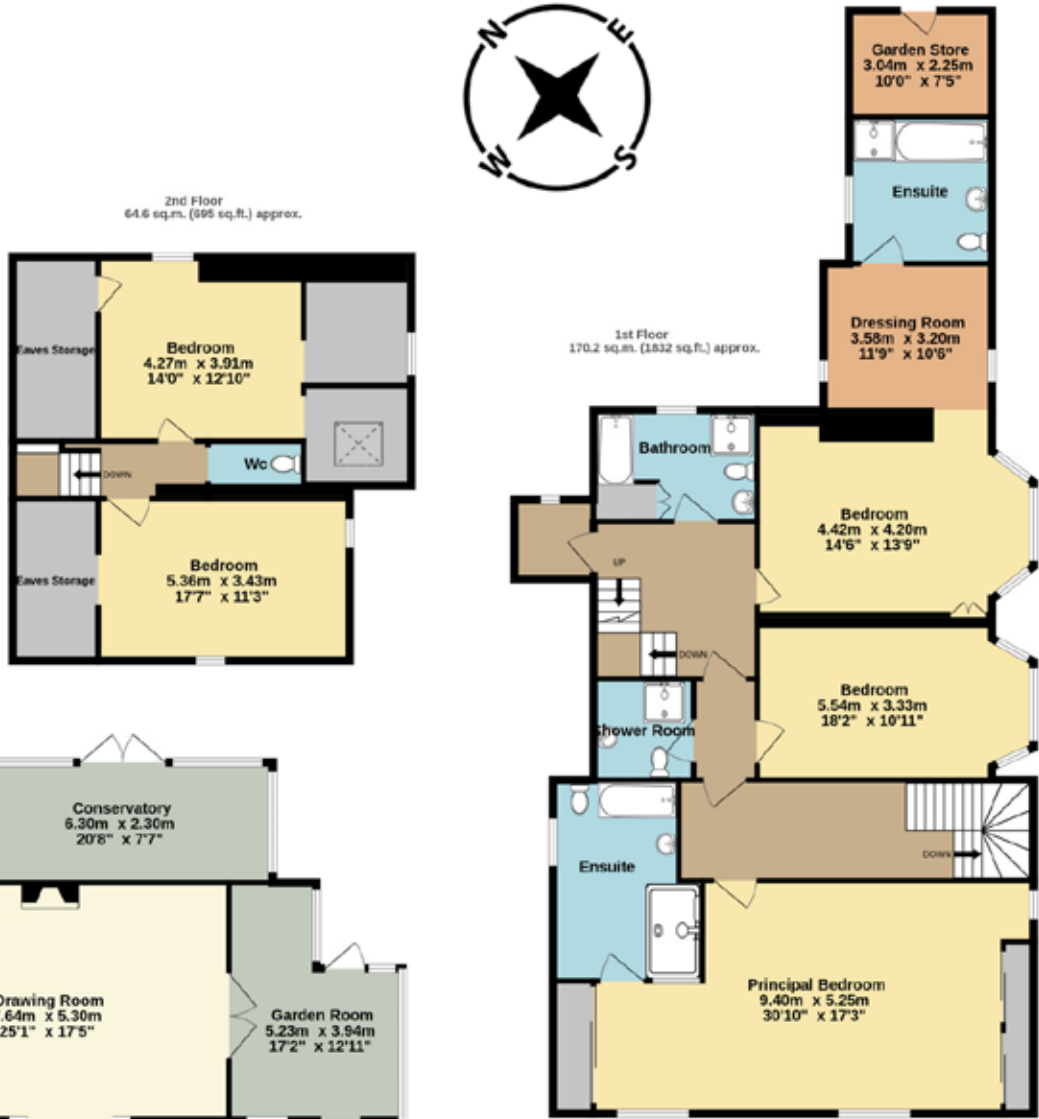
The bedroom accommodation matches the quality and attention to detail of the rest of the house. The principal bedroom is of particular note with an en suite bathroom, high ceilings and exceptional views. There are four further bedrooms, offering plenty of space for family and guests.

Across the courtyard from the main house, a separate cottage provides ideal accommodation for staff, family, or guests.

The property also boasts a traditional courtyard of stables with stores and workshops above. Perhaps the most outstanding feature of Havencliffe is its breathtaking view over the grounds directly in front of the house, which slope down to the harbour and sea at Axmouth.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Floor Area
5804 sq ft or 538 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Gardens and Grounds

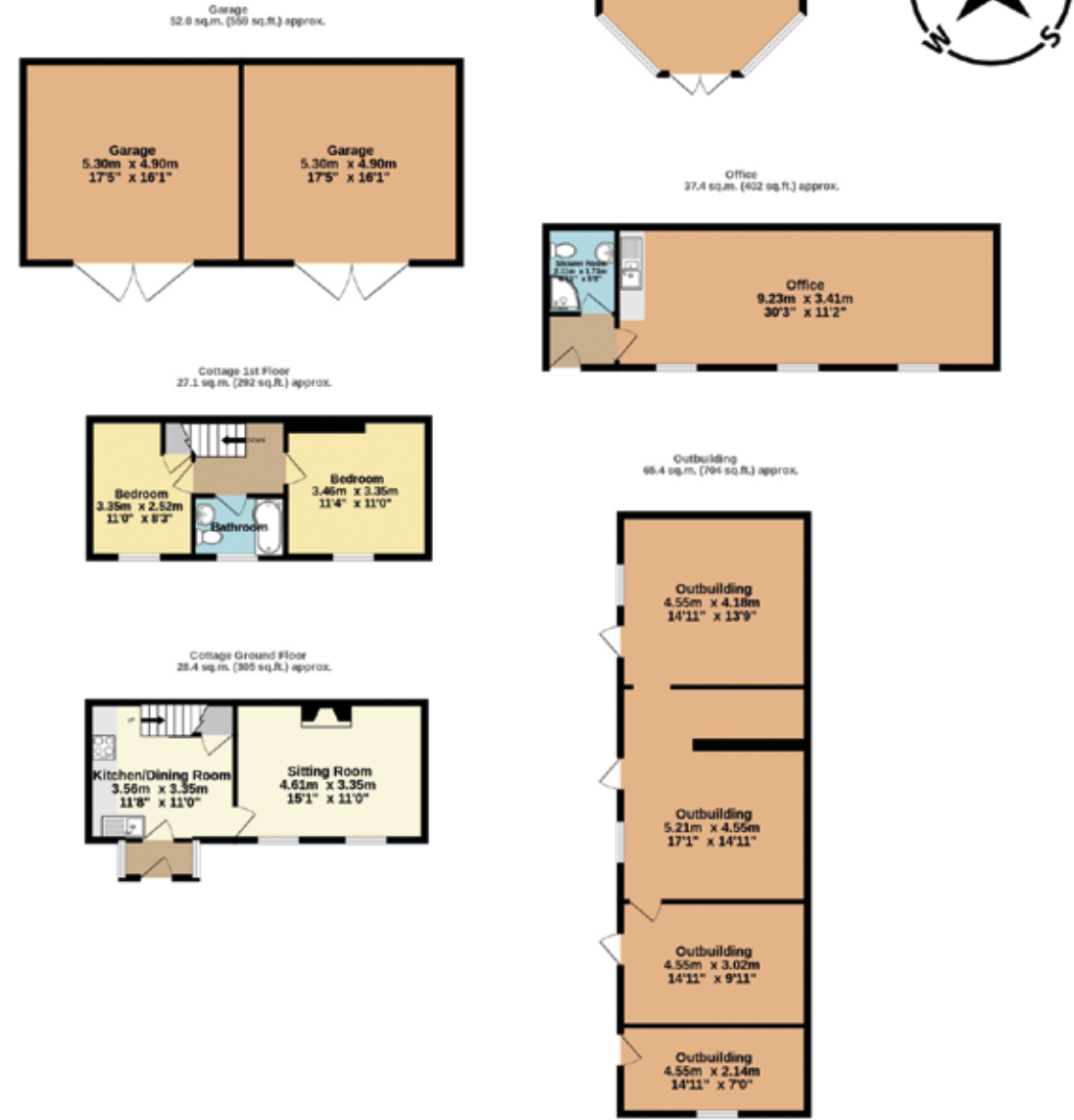
The south-west side of the house is adorned with an attractive veranda that offers enchanting views of the sea, harbour, and beyond. A lawn, interspersed with two small ponds, extends down to an ornamental balustrade, beyond which a paddock slopes towards the harbour. Behind the house, a charming enclosed garden, accessible from the kitchen, is sheltered on three sides and features a level lawn, paved areas, and a central pond. Additionally, there is an open-sided loggia with a spring-fed pond in one corner.

Beyond this area lies a heated swimming pool (9.1m x 4.5m) surrounded by gardens that also face due south and are sheltered by walls on three sides. A large garden room complements this space. To the north and east, the house is protected by a crescent of natural woodland with tall native species. A secret path through the woodland leads to a secluded lookout, completely hidden from view, facing south and overlooking the sea with breathtaking views.



Approximate Gross Internal Floor Area
Outbuildings: 2,190 sq ft or 204 sq m

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Services

Mains electricity. Private water supply. Private drainage. Oil fired central heating.

Directions (Post code: EX12 4AB)

From the A35 at Axminster proceed south on the A358 towards Axmouth. Cross over the A3052 at the crossroads at the end onto the B3172 towards Axmouth. Follow this road through Axmouth village towards Seaton and then eventually, with the estuary on your right-hand side after Axmouth village, the entrance stone pillars to Havenclyffe will be seen on the left-hand side just before you cross over a bridge into Seaton.

Property information

Tenure: Freehold
Local Authority: East Devon District Council
Council Tax: Band H
EPC Rating: F



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