



Granary Barn with land



Fawnsmoor Farm

Lyme Road, Axminster, EX13 5SW

Axminster 1 mile. Train Station 2 miles. Lyme Regis 4 miles.

A substantial detached stone barn for conversion with 3 acres, enjoying wonderful country views in a peaceful setting

- Substantial period barn
- Proposed spacious 5,000sqft
- Proposed annexe suite
- Proposed carport/workshop/garage
- Delightful country location
- Planning for conversion
- Proposed 5 bedrooms, 5 bathrooms (3 en-suite)
- Existing spa/sauna
- 3 Acres
- Freehold. CTB: TBC

Guide Price £400,000

THE PROPERTY

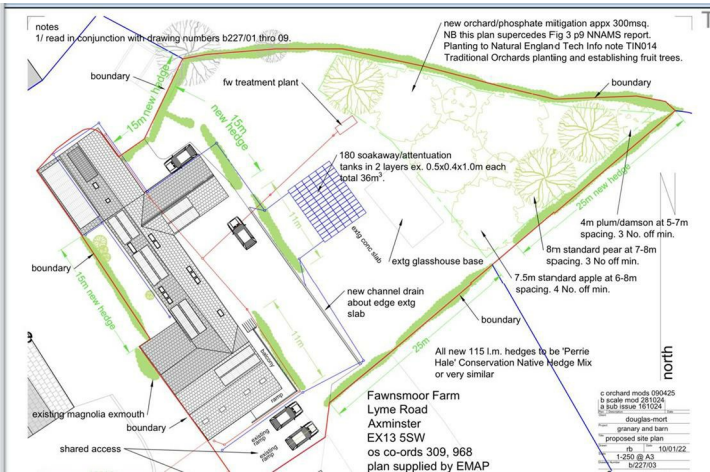
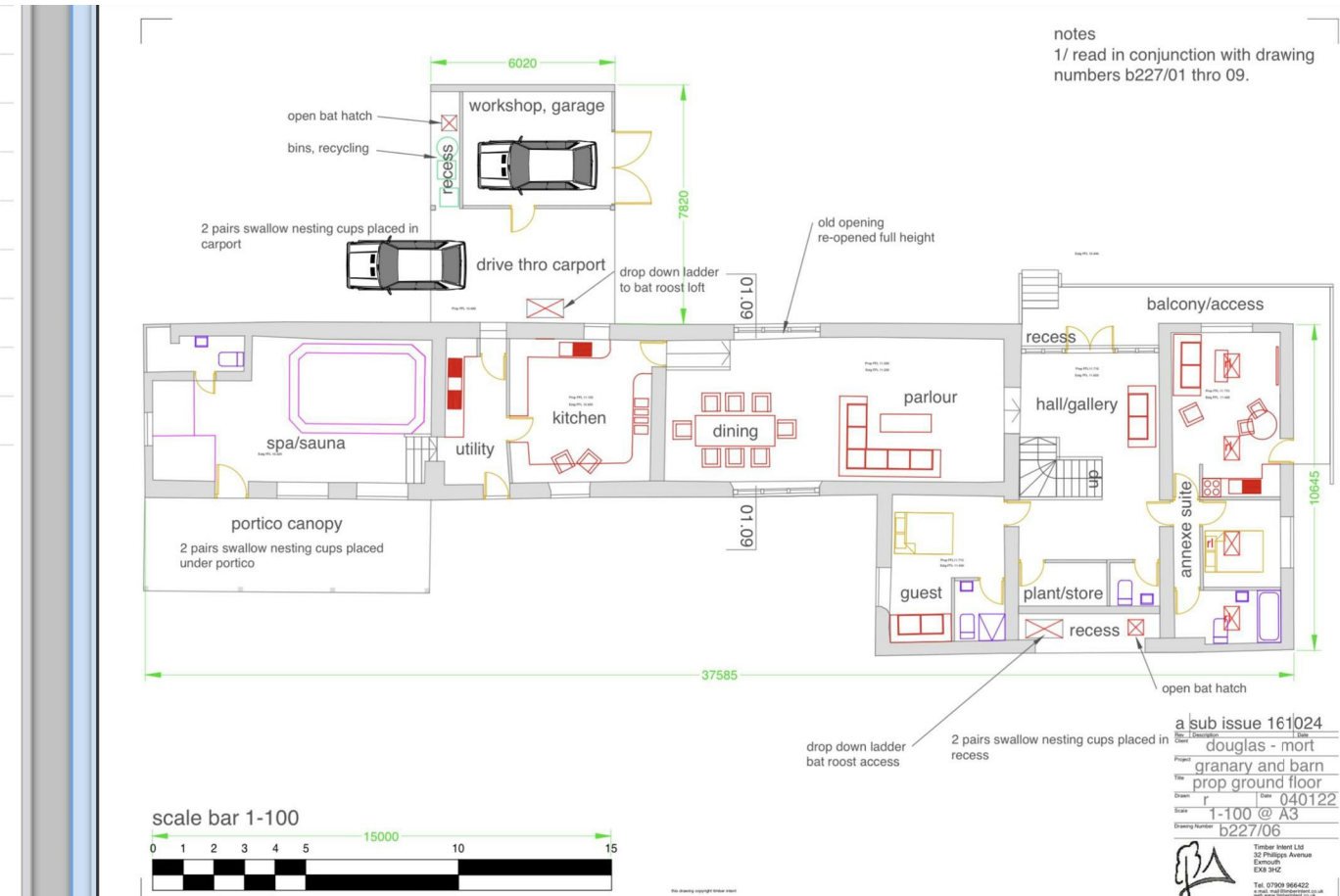
A rare and exciting opportunity to acquire a substantial detached stone barn with planning permission for conversion to create a superb, highly individual, new home.

Detailed Planning Permission was passed in May 2025 (Application No. 24/2220/FUL) for partial demolition barn conversion to 1 No. dwelling with associated works. The property has the immense advantage of not being listed.

The proposed accommodation will have a very generous net floor area of around 5,000sqft (not measured) and will enjoy lovely far-reaching views over the surrounding countryside and hills.

The proposed accommodation:

Ground floor - Balcony/access, hall/gallery, cloakroom, living/dining room, kitchen, utility, spa/sauna with cloakroom, annexe suite – hall, living room/kitchen, bedroom, bathroom.
First floor - Gallery, inner landing, master bedroom suite – bedroom, dressing room, bathroom, wash room – bedroom 2 with en-suite shower room, bedrooms 3 and 4 sharing en-suite shower room.



OUTSIDE

The property has access off Lyme Road over a long unmade lane (under the ownership of the farmhouse and shared in total by four properties with a contribution liability towards upkeep).

Proposed large driveway/parking area, drive through carport and garage/workshop.

In total about 3 acres, being predominantly grazing land.

SITUATION

The Barn is pleasantly situated in a rural, yet accessible, location within easy reach of Axminster, on the Devon/Dorset border. Nearby is the stunning Jurassic Coast World Heritage Site with Lyme Regis and Sidmouth both easily accessible from the property. Within Axminster there is a mainline train station offering regular services to London Waterloo and Exeter. The highly regarded Colyton Grammar School is nearby.

SERVICES

Mains electricity and water are available. A new treatment plant will have to be installed. Existing PV panels generating excellent revenue.

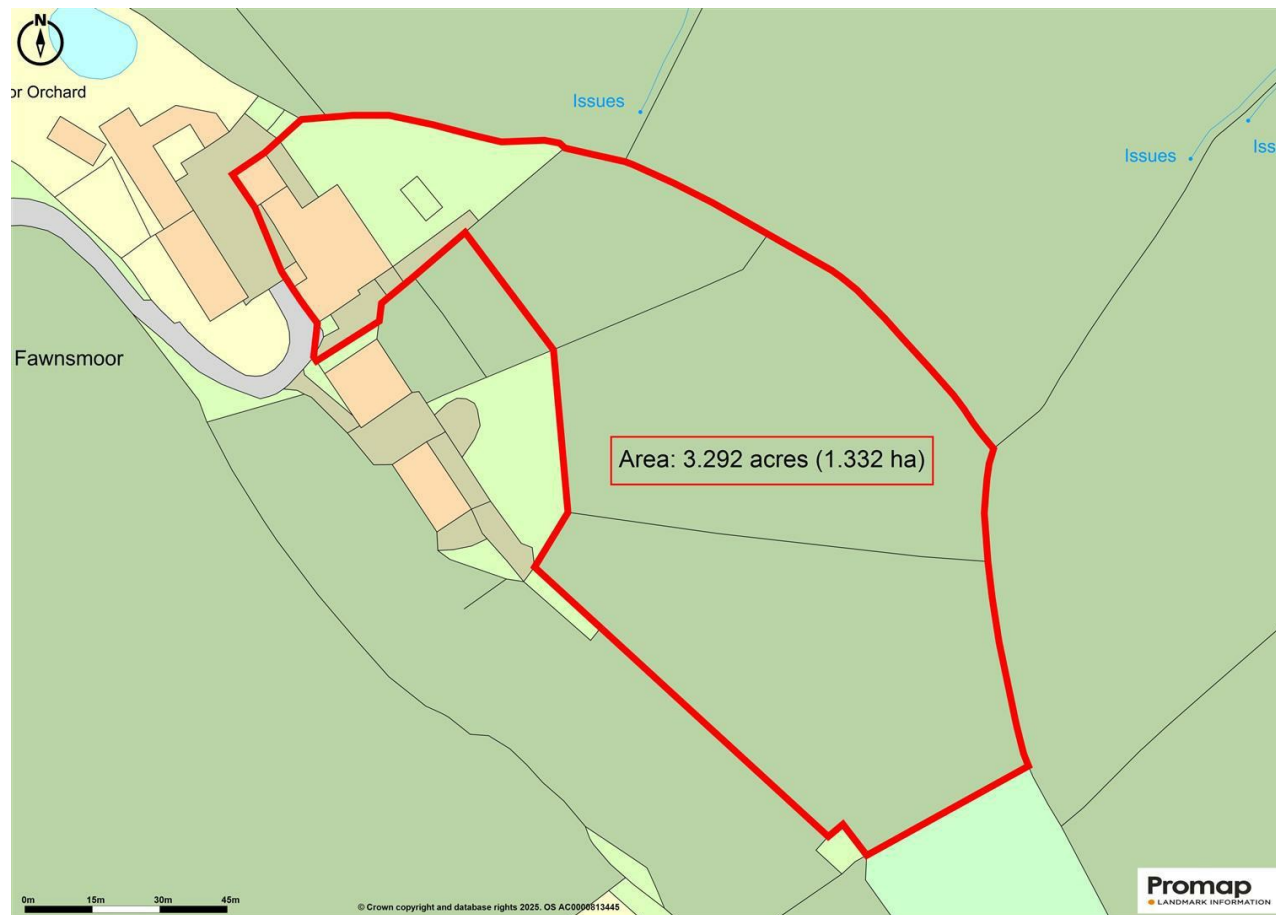
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the A35 west. Shortly after leaving Raymond's Hill turn right towards Axminster and the turning to Fawnsmoor Farm is on the right (after about 0.7 mile), just past the 'Welcome to Axminster' sign.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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