



LEA CROSS

Dalwood, Devon



A BEAUTIFULLY PRESENTED LISTED HOUSE OF CONSIDERABLE CHARACTER AND CHARM

With a self-contained cottage and extensive gardens and grounds,
close to a popular village near to the East Devon coast

Summary of accommodation

Ground Floor: Entrance halls | Boot room | Cloakroom | Sitting room | Dining room | Study | Kitchen/living room/garden room | Utility room

First Floor: Bedroom/shower room/dressing room suite | Bedroom/studio/shower room suite | Two further bedrooms and shower room

Champerty Cottage: Sitting room | Kitchen | Utility room | Two bedrooms | Bathroom

Outside: Extensive outbuildings including home office suite, stores and stables | Formal gardens and heated swimming pool | Paddock

In all about 2.26 acres

Distances: Axminster 3.5 miles, Honiton 7 miles, Lyme Regis 8.5 miles, Taunton 19 miles
(All distances and times are approximate)

Guide price: £1,295,000

SITUATION

Lea Cross is situated within the glorious rolling countryside of East Devon, in the Blackdown Hills National Landscape area, between Axminster and Honiton and a few miles inland from the spectacular East Devon coast. About 0.7 miles away is the popular village of Dalwood with its thriving community and including the Tuckers Arms pub, historic church, village hall and community shop and post office and there are many delightful rural walks around the area. The village of Kilminster is about 2.5 miles away, which offers a farm shop, garage, pubs and primary school.

The attractive market towns of Axminster and Honiton provide a more extensive range of facilities including supermarkets, independent shops and galleries, hospitals, leisure centres and secondary schools. Also, within easy reach, is the beautiful seaside town of Lyme Regis with its famous 'Cobb' harbour, beach, Regency seafront and excellent selection of independent shops and good restaurants, as well as The Woodroffe School. Either side of Lyme is the stunning 'Jurassic Coast', a UNESCO World Heritage Site, incorporating pretty coastal towns and villages such as Beer, Branscombe, Sidmouth and Lyme, as well as fabulous coastal walking along the South West Coast Path.

About 6 miles away is the nationally renowned Colyton Grammar School and the County Town of Somerset, Taunton, provides a comprehensive selection of shopping, cultural, leisure and sporting facilities, as well as Richard Huish College and a choice of private schools.

At Honiton there is access onto the A30 leading west to Exeter or east to the A303 towards London. At Taunton there is access onto the M5 motorway and in both Axminster and Honiton there are stations with mainline connections to London (Waterloo).





THE PROPERTY

Lea Cross is situated in a delightful rural setting, off a small country lane, just to the south of Dalwood and within its own beautiful and extensive gardens and grounds. The pretty and spacious house is understood to be of late Georgian origin and is Listed as being of architectural or historical interest, Grade II, stated as being early 19th century, and with its classical symmetrical façade with thatched roof, sash windows, first floor shutters and glazed verandah, typical of the architectural period.

Over time, the house has been sympathetically extended, incorporating some of the original outbuildings using oak and glass. The light and spacious accommodation has been meticulously and stylishly restored and refurbished, creating a home of considerable character and charm. Original period features have been carefully retained and blended with the comforts of modern living, while the principal rooms enjoy delightful views over the gardens and grounds, extending to the farmland beyond.

On either side of the front entrance hall are the sitting room and dining room, both featuring shuttered French windows opening onto the terrace beneath the glazed verandah. To the rear of the property is a luxurious, vaulted, open-plan kitchen, living and garden room, complete with a fitted kitchen by the Colyton Kitchen Company.

Separate staircases lead to the bedroom, shower room and dressing room suite, together with two further bedrooms and a shower room within the original front section of the house. A further staircase rises to a bedroom/studio with an en suite shower room, situated above the rear entrance hall.







Adjoining the main house is Champerty Cottage, which provides a very comfortable and well-presented, self-contained, two bedroom cottage with its own private courtyard garden. This can serve as a holiday let for income or equally as additional accommodation for the main house.

From the lane, the entrance driveway leads into a lower courtyard with plenty of parking space and adjacent to which is the stable building with four loose boxes and, adjoining, another outbuilding converted to provide an excellent home office suite with vaulted office with bi-fold doors, shower room and first floor studio.

Adjoining the higher courtyard is a range of thatched outbuildings used as stores, and there is also a Nissen hut, former piggery and potting shed.



Cottage



Cottage



Cottage

Essentially to the front of the house are the delightful and beautifully maintained formal gardens with terrace giving on to areas of lawn and colourful herbaceous borders. To the south east, and screened by a laurel hedge, is the heated swimming pool and terrace, with pool room and pump house, and providing a charming outlook towards the house.

Beyond the courtyard is a paddock with water and fencing.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Private drainage. Ground source heat pump for house and oil fired heating for the cottage.

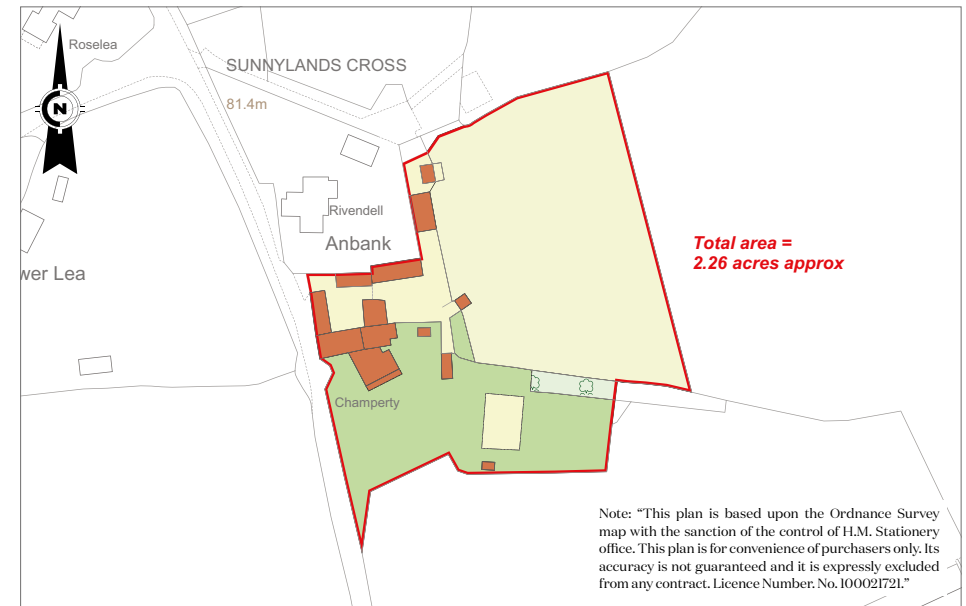
Local Authority: East Devon District Council: 01404 515616

EPC: Rating E

Council Tax: House: Band E | Cottage: Band D

Directions: From Honiton, proceed on the A35 Axminster Road and follow this for approximately 5 miles, turning left just past the Starbucks and Shute Garage. Turn first right signposted Dalwood and follow this lane to the 'T' Junction, turning right to Studhayes. Lea Croft will be found after about 75 yards on your left-hand side.

What3words: ///earl.dishes.chart



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



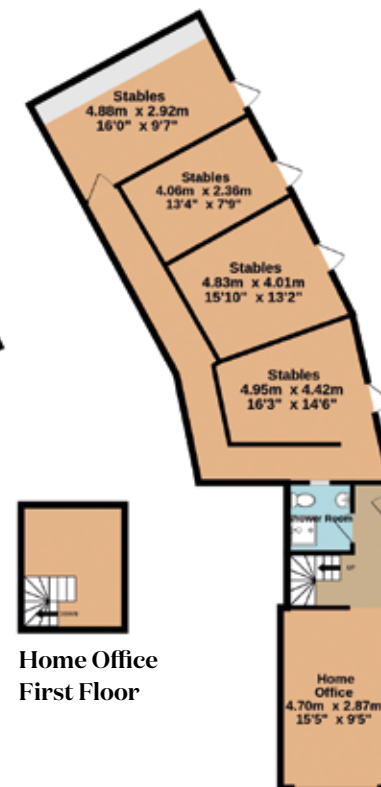
Ground Floor



First Floor



First Floor



Home Office
First Floor

Home Office
Ground Floor

Approximate Gross Internal Area
402.5 sq.m. (4332 sq.ft.)
Excludes Outbuildings

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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