



KERRINGTON HOUSE B&B

Musbury Road, Axminster, Devon, EX13 5JR

FREEHOLD: £750,000 | REF: 3440706

KEY HIGHLIGHTS

- Character Victorian Property
- Seven ensuite letting bedrooms
- One bedroom self catering apartment
- Owner's apartment
- Guest lounge, private lounge & sunroom
- Kitchen & dining room. EPC rating C



LOCATION

Kerrington House is pleasantly situated in the historic market town of Axminster, on the East Devon–Dorset border. Axminster offers a welcoming community atmosphere with a range of local shops, cafés, and amenities, all within easy reach. The town is well known for its rich heritage and attractive surroundings, providing a calm and reassuring setting.

The property benefits from excellent transport links. Axminster railway station, on the West of England Main Line, provides direct connections to Exeter, Salisbury, and London Waterloo, making the location convenient for visitors and family members. The town is also well served by road, with the A35 offering easy access to nearby coastal towns and villages.

Set close to the beautiful East Devon countryside and within short distance of the Jurassic Coast World Heritage Site, Kerrington House enjoys a peaceful environment while remaining well connected. The combination of rural charm, strong local amenities, and good accessibility makes Axminster an ideal location for visitors to the region.



DESCRIPTION

Kerrington House is an established 5* AA rated guest house operating from a substantial and attractive detached property. The business is well known locally and benefits from strong repeat custom alongside passing visitor trade, supported by the town's popularity with tourists, walkers, and business travellers.

The property has been in the same ownership since 2010 and, during this time, has benefitted from significant investment. Improvements include a single-storey extension, the installation of solar panels, and extensive sympathetic renovations throughout. The present owner is now selling to pursue her hobby of competitive dog showing on a full-time basis.

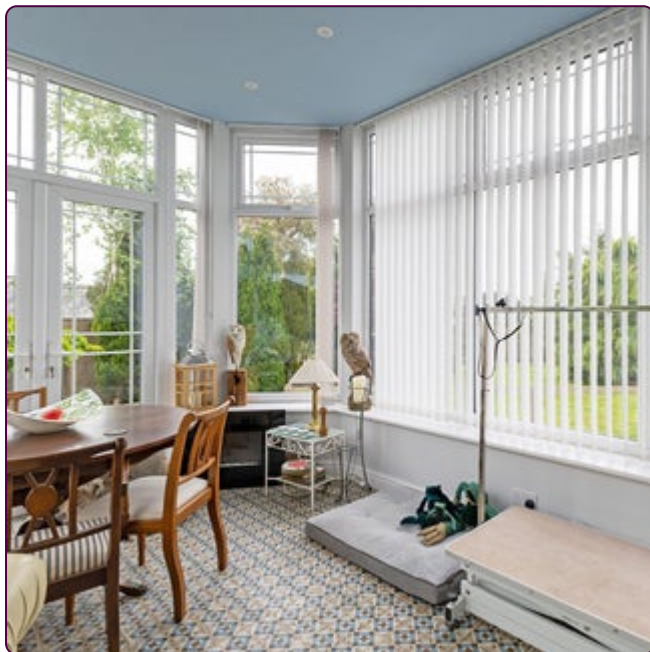
Kerrington House offers an incoming purchaser the opportunity to acquire a well-run, turnkey operation with clear potential for further growth under new ownership.

INTERNAL DETAILS

Kerrington House benefits from high ceilings and character features throughout. The ground floor living areas comprise:

- Spacious entrance hallway
- Open plan Kitchen dining room with seating for 14 guests
- Utility room
- Guest lounge
- Owners Lounge. Double doors open onto a conservatory which overlooks the gardens
- Guest W.C (located on the first floor landing)







LETTING ACCOMMODATION

There are eight letting bedrooms, including Porters Lodge, comprising:

Ground floor

Accessible double ensuite bedroom with additional single bed. This room has its own private entrance from the driveway and double doors to the rear courtyard.

First floor

Five large double ensuite bedrooms

Second floor

A spacious double ensuite bedroom with additional single bed.

Porters Lodge

Located on the ground floor, this spacious apartment includes a kitchen, lounge, double bedroom and shower room. The apartment can either be accessed from inside Kerrington House, or via a separate external doorway. There are also french doors leading to the rear courtyard. The owner occasionally lets Porters Lodge as a private meeting room. Previous owners have used it as their private accommodation.



OWNER'S ACCOMMODATION

On the second floor is a private apartment, currently used as the owner's accommodation. This includes a double bedroom with an ensuite bathroom and a sitting room. There is also generous eaves storage throughout.



EXTERNAL DETAILS

From Musbury Road, a sweeping gravel driveway leads around the property to the parking areas, which can accommodate approximately ten vehicles.

The garden is predominantly laid to lawn and features two paved patio terraces. Mature planting and foliage surround the garden, providing excellent privacy and creating a wonderfully peaceful and tranquil setting.

To the rear of the property is a courtyard area along with a large storage shed.





BUSINESS RATES

Rateable value £7,900 - the owner benefits from 100% small business rate relief and therefore pays no business rates.

Council tax band B.

FIXTURES & FITTINGS

Trade fixtures and fittings are included in the sale. Please note the seller will remove a small number of personal item including some furniture that is currently used in the B&B.

REGULATORY

Premises licence

STAFF

The business is operated by the owner, assisted by part time housekeepers.

SERVICES

The property benefits from mains electricity, water and drainage.

There are also solar panels which generate an income through a Feed In Tariff.



GROUND FLOOR
APPROX. FLOOR
AREA 230.6 SQ.M.
(2482 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 147.8 SQ.M.
(1591 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 113.5 SQ.M.
(1222 SQ.FT.)



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For identification only - Not to scale.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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