



Flat 3 St Mary's Trinity Hill Road, Axminster, EX13 5SL

Guide Price £275,000 Leasehold

- A Charming Two Bedroom Second Floor Flat Situated Within a Converted Former Manor House
- Open Plan Kitchen/Dining Room
- Woodland Views
- Tranquil Location Accessed Via A Private Drive
- Two Double Bedrooms
- Single Garage and Parking
- Lounge
- Bathroom
- Garden

Flat 3 St Mary's Trinity Hill Road, Axminster EX13 5SL

Nestled within the woodlands of Trinity Hill, this charming two-bedroom apartment is a delightful find, set within a beautifully converted 1920s Manor House. The property boasts a private entrance, ensuring a sense of exclusivity and tranquillity.

As you approach the residence, you are greeted by an impressive tree-lined drive that stretches nearly three-quarters of a mile, creating a grand and inviting approach. The apartment features spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two well-proportioned bedrooms provide ample space for relaxation, while the bathroom is conveniently located to serve both rooms.

One of the standout features of this property is the stunning woodland views that can be enjoyed from the flat. The private garden offers a serene outdoor space, ideal for enjoying the fresh air or tending to your own plants. Additionally, the property includes a garage and designated parking area, providing ample space for parking.

This apartment combines the charm of historical architecture with modern living, making it an ideal choice for those seeking a peaceful retreat in a beautiful setting. With its unique character and convenient amenities, this property is sure to appeal to a variety of buyers.



Council Tax Band: C



History

It is thought that the current buildings stand on the grounds of an early monastic settlement known as St. Mary's, which was said to be a small satellite of Glastonbury. Some of the original stonework and garden terraces are believed to still be in place. St. Mary's later became the site of High Wych School, which was first founded in Lyme Regis before relocating here in 1953. The school remained until the early 1980s, after which the buildings were converted into three residential apartments.

Access

The property is accessed via an impressive, tree-lined driveway stretching almost three-quarters of a mile, winding through mixed conifer and broadleaf woodland with rhododendron-filled borders. Flat 3, St. Mary's, retains charming period features characteristic of its era and enjoys a wonderful setting within Trinity Hill Forest, which is overseen by the Forestry Commission. The location provides a tranquil, woodland lifestyle while remaining conveniently close to the stunning seaside town of Lyme Regis and the historic market town of Axminster.

Entrance

Stairs ascending to the main accommodation.

Landing

Doors leading to the accommodation with a window to the front aspect. Further benefiting from a variety of built in storage cupboards, an electric radiator, a smoke detector and loft access overhead. There is additional space on the landing that could be used as a snug area or home office.

Lounge

19'4" x 11'2" (5.91 x 3.42)

A spacious reception room with two windows to the side aspect, two electric radiators and a feature fireplace.

Kitchen/Diner

19'4" x 10'11" (5.91 x 3.35)

An open plan Kitchen/Diner with three Velux windows to the side aspect and a window to the rear aspect. The kitchen area is fitted with a range of matching wall and base units with work tops over. Further comprising a stainless steel sink and drainer, a AEG induction hob with an extractor hood above and an oven underneath. Continuing round to an integrated dishwasher and space and plumbing for a washing machine under the work tops. There is adequate accommodation space within the dining area for a set of dining furniture making this the perfect space for entertaining.

Bedroom 1

10'7" x 9'0" (3.23 x 2.75)

A double bedroom with a window to the side aspect, an electric radiator and a fitted wardrobe.

Bedroom 2

10'7" x 8'9" (3.24 x 2.67)

A dual aspect double bedroom with windows to the front and side aspects. Further benefiting from an electric radiator and featuring a iron cast fireplace.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c and a pedestal hand wash basin.

Bathroom

Fitted with a white suite comprising a bath with a wall mounted electric shower, a low level hand flush w.c and a pedestal hand wash basin. Further benefiting from a towel rail and an opaque window to the front aspect.

Outside

Reached via a side pathway, the property opens to an impressive stone-pillared balustrade framing a grand, sweeping staircase. This leads down to the private gardens, which are mainly laid to lawn and feature planted borders with mature shrubs and greenery. The grounds include established trees, a decked seating area with a beach-hut style outbuilding, and a wooded section with a log store positioned at the far end.

Garage

19'1" x 9'4" (5.84 x 2.87)

A single garage with an up and over manual garage door. Further benefiting from power and lighting.

Agents Notes

Tenure: Leasehold

Lease Length: Original 999 year lease. We have been advised that there is over 900 year remaining.

Ongoing charges: Ongoing maintenance contributions are agreed at an AGM between the directors of the management company with each flat contributing a third of the cost. Sewage charges and maintenance for the septic tank are split between six residents.

Local Authority: East Devon District Council

Tax Band: C

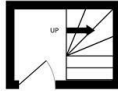
Utilities: Electric and water are mains connected. Drainage is via a septic tank.

Broadband: Fibre to cabinet broadband with part fibre connection is available. Copper broadband with a copper connection is available. Go to openreach.com for more information.

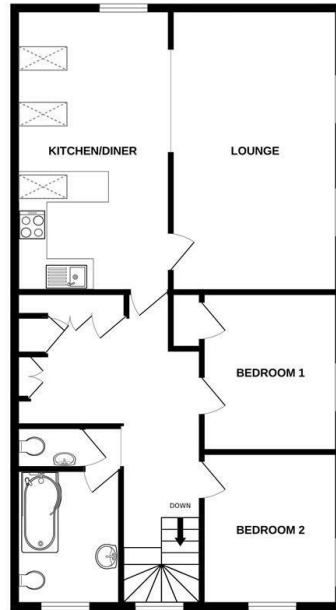
Mobile phone coverage: More information can be found at checker.ofcom.org.uk

Flood Risk: Very low risk of flooding from surface water and very low risk of flooding from rivers and the sea.

GROUND FLOOR
49 sq ft. (5.7 sq m) approx.



FIRST FLOOR
93.3 sq ft. (8.8 sq m) approx.



TOTAL FLOOR AREA: 95.3 sq ft. (8.8 sq m) approx.

While every effort has been made to ensure the accuracy of the floorplan (including levels, measurements of doors, windows, rooms and any other items) an approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Call us on 01297 631199.

Directions

From our office in Axminster, continue up West Street through Axminster Town Centre bearing right onto Lyme Road B3261, continue to the top of Lyme Road to the T junction turning left onto the A35. Follow the A35 and take the next right hand turn onto Trinity Hill. Take the next left hand side signposted St Marys.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	