



Borderlands Green Lane



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Raymonds Hill, Axminster, Devon, EX13 5TD

What3Words: ///barks.intervene.jets

A three bedroom detached house with ample parking and set in half an Acre.

- No Onward Chain
- Three Bedrooms
- Private Driveway
- Half an Acre
- Freehold
- Peaceful Setting
- Modern Conservatory
- Garage
- Woodland Views
- Council Tax Band F

Guide Price £650,000

SITUATION

Borderlands is located in the village of Raymonds Hill which is only a mile east from the busy market town of Axminster. Raymonds Hill has a public house. Whilst Axminster has a good variety of shops, including a Tesco supermarket and River Cottage Canteen, schooling and recreational facilities, swimming pool and a railway station on the London Waterloo line. The south coast at Lyme Regis is 2.5 miles and the coastline at Lyme has been declared a World Heritage site. The property is close to the East Devon Area of Outstanding Natural Beauty.

DESCRIPTION

The property has been enhanced by the current owner in recent years, with improvements including replacement windows, a recently fitted kitchen, a new conservatory, together with rewiring and partial replumbing.

The accommodation is well arranged, comprising a sitting room with a bay window and doors opening onto the terrace, a separate reception room, a kitchen/dining room, study and conservatory. On the first floor, the principal bedroom benefits from an en suite shower room, alongside two further bedrooms and a family bathroom.

OUTSIDE

The property is approached via a driveway providing ample off-road parking and access to a larger than average single garage. The gardens are mainly laid to lawn with a range of mature trees and shrubs, enjoying a pleasant woodland backdrop. A summerhouse provides useful additional storage or workspace. A generous decked terrace, accessed from both the sitting room and conservatory, offers an excellent space for outdoor seating and entertaining.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Ultrafast broadband available. Good outdoor signal with all major networks (Ofcom, 2026).

AGENTS NOTE

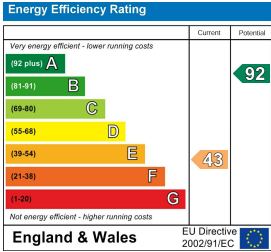
Uplift: 20% payment on completion of an additional property, expires 2036.

Covenant: An additional property cannot be built without consent of the owner of Littleacre.



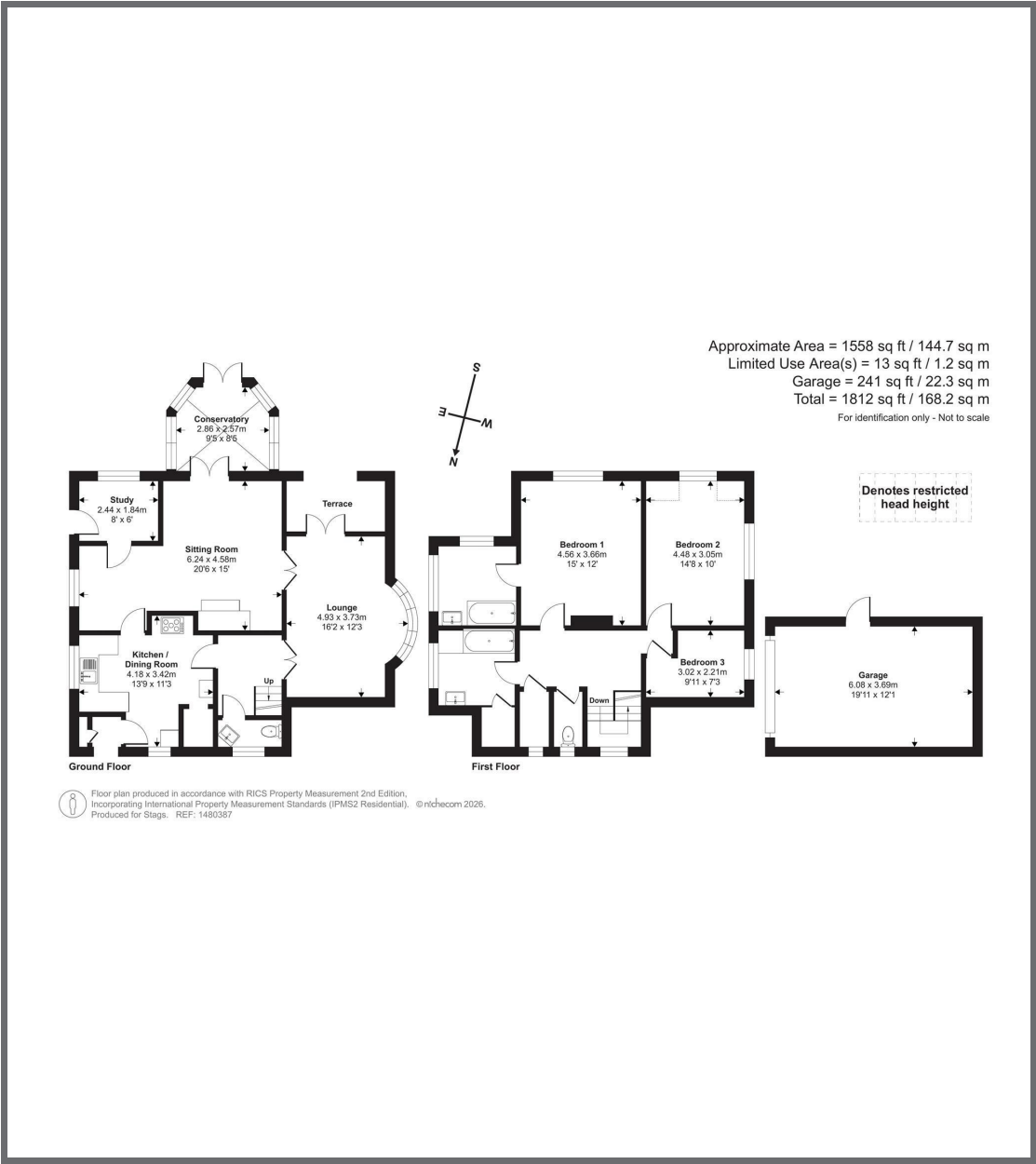


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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