

STAGS

Knighton Stoney Lane

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, Axminster, EX13 5BU

What3Words: ///truckload.mavericks.router

A beautifully presented period property with charm and character offering town centre location with parking.

- Three Bedrooms
- Comprehensively Fitted Kitchen
- Shower Room
- Cloakroom with WC
- Freehold
- Sitting Room with Woodburner
- Dining/Sitting Room Extension
- Study and Utility Room
- Mature Walled Gardens
- Council Tax Band C

Offers In Excess Of £440,000

SITUATION: Axminster is a vibrant market town with a wide range of amenities, including excellent schools, shops, leisure facilities, and a mainline railway station with direct services to London Waterloo.
The town is well placed for education, with the highly regarded Colyton Grammar School nearby, while Axe Valley Community College is within walking distance of the property.
Approximately 5.5 miles from the south coast, Axminster provides easy access to Lyme Regis and the Jurassic Coast, renowned for its historic Cobb and scenic coastline. The property is also well positioned for the surrounding National Landscapes, including the Blackdown Hills, East Devon and Dorset, all offering excellent walking and riding countryside.

DESCRIPTION: The property has been extensively renovated by the current owners, successfully combining character features with stylish modern additions. The sitting room enjoys a fireplace with woodburning stove and wooden flooring, creating a warm and welcoming atmosphere. The hallway provides useful built-in storage and leads through to the kitchen, which offers a range of integrated appliances together with space for further appliances.
To the rear of the property is an impressive open-plan dining/family room extension, filled with natural light and featuring french doors opening onto the rear garden. Further accommodation on the ground floor includes a study, cloakroom with WC and a useful utility room.
On the first floor are two bedrooms served by a beautifully appointed shower room, whilst the principal bedroom occupies the second floor and benefits from extensive storage and Velux windows providing additional natural light.

OUTSIDE: To the rear is a mature walled garden, principally laid to lawn with well-stocked flower and shrub borders. A raised decking area provides an ideal space for entertaining and al fresco dining. There is rear access to a parking area with space for vehicles together with useful external storage.

SERVICES: Mains electric, water and drainage. Standard, Superfast and Ultrafast broadband available and all major mobile networks available (Ofcom 2026)



















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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