



Yew Tree House Combpyne Road

Yew Tree House

Musbury, Axminster, EX13 8AR

What3Words: ///signed.risks.diggers

A beautifully and recently updated Grade II listed property with a two bedroom annexe.

- Three Bedrooms
- Two Bedroom Annexe
- Approx Half an Acre
- Oak Framed Car Port
- Freehold
- Two Reception Rooms
- Shower Rooms
- Driveway Parking
- Beautiful Cottage Gardens
- Council Tax Band E

Guide Price £895,000

SITUATION

Situated in the heart of the popular village of Musbury, the property is within easy reach of the village shop and post office, inn, primary school, church and village hall. The nearby towns of Seaton, Axminster and Colyton provide a wider range of amenities, including the highly regarded Colyton Grammar School and a mainline railway station at Axminster with services to London Waterloo. The Jurassic Coast, including Lyme Regis, is also within easy reach.

DESCRIPTION

A beautifully presented Grade II Listed property believed to date from the 16th Century, offering a wealth of period charm including exposed beams and a striking inglenook fireplace. The accommodation includes a welcoming sitting room, study/dining room, contemporary kitchen with electric Aga, utility room and cloakroom. Upstairs are three double bedrooms and two well appointed shower rooms. An interconnecting door links the house to a self contained annexe, providing flexible accommodation for extended family, guests or potential income.

ANNEXE

The annexe comprises an open plan kitchen, dining and living space with woodburning stove, together with two double bedrooms, a dressing area and shower room.

OUTSIDE

A five bar gate opens onto a spacious driveway providing ample parking and access to an oak framed carport with power and EV charging point. The gardens include a patio with an ornamental pond, mature flower borders, lawned areas, greenhouse and garden shed. A charming secret garden, planted in a traditional cottage style, provides a private and peaceful retreat.

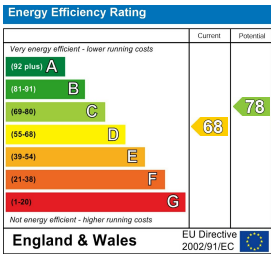
SERVICES

All mains services connected. Gas fired central heating and wood-burning stoves. Ultrafast broadband available. Mobile coverage available outdoors on most major networks (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.



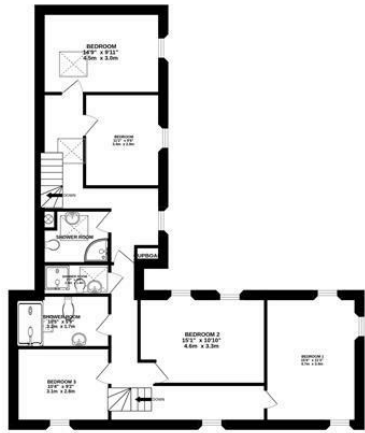
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GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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