

A photograph of a stone house with a gabled roof, surrounded by trees and a garden. The house is built from light-colored stone and has a dark roof with a chimney and a skylight. It is surrounded by lush greenery, including tall evergreen trees and a garden with a wooden fence and a paved area.

Symonds
& Sampson

Old Coach House

Shute Road, Kilminster, Axminster, Devon

Old Coach House

Shute Road
Kilmington
Axminster
Devon EX13 7RX

An individual four bedroom conversion set in the ever-popular East Devon village of Kilmington with the benefit of no onward chain



- Interesting property design
- Good size established plot
- Ample parking & garage
- Close to village amenities
 - Plenty of storage
 - Oil fired central heating
- Axminster station 2 miles
 - No onward chain

Guide Price **£395,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This unique residence was known locally as the coach park and associated workshops before being converted into residential accommodation some 25 years ago. The property features an attractive stone façade and is set in a triangular plot surrounded by mature trees. The property enjoys generous room sizes, an impressive galleried hallway and plenty of parking. Despite the Old Coach House being in need of some updating there is an oil fired central heating system along with a combination of wooden and upvc double glazing, and detached garage.

ACCOMMODATION

A pedestrian pathway leads from the roadside up to a modern double glazed entrance porch and through a spacious entrance hallway with galleried landing. On your right is the kitchen/dining room, fitted with a wide range of oak fronted units with space for appliances and dining table. On the opposite side of the entrance hall is the dual aspect sitting room featuring a brick build feature fireplace. There is a separate study, boiler room and downstairs cloakroom. To the first floor are four bedrooms and family bathroom.

OUTSIDE

The established lawned gardens sits to the east and runs down to a point beside Kilminster war memorial. There is a variety of mature shrubs as well as established trees

including English Oak. The parking is situated behind the Old Coach House where you will find a gravelled driveway, turning area and timber framed garage.

SITUATION

The Old Coach House is located on the fringes of the ever popular village of Kilminster, along Shute Road and beside the A35. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and public house. Further information on the village including many of the social events can be found on the website: www.kilminstervillage.com. Axminster (2 miles) is a market town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including supermarket, as well as schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe Valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. The renowned Colyton Grammar School is located just under 5 miles away.

DIRECTIONS

What3Words
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SERVICES

Mains electric, water and drainage. Oil fired heating. Ultrafast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon District Council.
Tel : 01404 515616
Council Tax Band D

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from rivers, seas and surface water. A selection of the mature trees within the grounds are subject to Tree Preservation Orders.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Energy efficiency graph (estimated values)		
England & Wales		

Old Coach House, Kilmington, Axminster

Approximate Area = 1624 sq ft / 150.8 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Garage = 238 sq ft / 22.1 sq m

Total = 1915 sq ft / 177.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1496024



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01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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