



Lea Cross

Dalwood, Axminster, Devon, EX13 7EA

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An exquisite late-Georgian farmhouse of classic proportions located on the village edge with a separate 2-bedroom cottage, extensive range of outbuildings, paddock and pool

- Delightful country setting with views
- Superb established formal gardens and paddock
- Heated outdoor swimming pool
- In all circa 2.28 acres
- Spacious 2-bedroom holiday cottage/annexe
- Home office, range of traditional buildings and stabling
- Exceptional accommodation of style and character
- Entrance hall, utility room and stunning vaulted kitchen
- Cloakroom, boot room, study and stair hall
- Elegant drawing and dining rooms with French windows
- 4 bedrooms, en-suite & 2 shower rooms

GUIDE PRICE £1,395,000

SITUATION

Lea Cross is situated in an Area of Outstanding Natural Beauty in a rural location, just outside the much sought-after village of Dalwood. The property is set within its own private gardens which extend to about 2 ¼ acres and are profusely stocked creating a most appealing and apt setting and there are delightful rural walks close at hand over a myriad of footpaths. The village of Dalwood is about 1 mile away and offers a range of amenities including the popular Tuckers Arms public house, ancient Church of St Peter's, village hall and community run shop and post office. Kilmington is also close at hand (about 2 miles) where there is a popular farm shop, garage, pubs and primary school.

Dalwood lies approximately midway between the market towns of Honiton and Axminster. Both towns offer a wide range of amenities such as schools, banks, supermarkets, sporting facilities etc, as well as many independent shops and galleries. They both also have main line rail links to London Waterloo.







The beautiful World Heritage Jurassic Coastline at Lyme Bay is a short drive away with the town of Lyme Regis being about 9 miles distant. Lyme Regis has a famous harbour including The Cobb and a very good range of independent shops and eateries which include The Oyster and Fish House, owned by the renowned chef Mark Hix.

Colyton Grammar School, one of England's top mixed state schools, is situated about 7 miles south of the property. The Cathedral City of Exeter is about 25 miles to the west with excellent shopping facilities, main line express rail link to London Paddington, M5 access and international airport.

THE PROPERTY

Lea Cross must be one of the most attractive residences in the locality and this coupled with its situation, only a mile or so from Dalwood, makes it an exceptionally appealing home indeed. Dating from the late Georgian period, this Grade II Listed property has a particularly pleasing front façade with its shuttered first floor windows and beautiful glazed veranda. The property is traditionally built principally under a thatched roof, however, also incorporates mellow tile and traditional slate.

The principal residence of Lea Cross has been imaginatively extended over the years, incorporating several outbuildings and using oak and glass, therefore parts of the property have a contemporary feel, a feature that blends in exceedingly well with the elegant ambience of the original residence. The accommodation is light and extremely well presented having been the subject of a recent and very thorough programme of restoration and refurbishment which has been completed with a forensic attention to detail. This has resulted in the exquisite home of great character, quality and style we find today which has a sunny southerly aspect enjoying views from the principal rooms over the delightful gardens and grounds to the farmland beyond. One of the most recent additions is the stunning vaulted kitchen which was designed by the well-respected Colyton Kitchen Company and has been beautifully fitted.







CHAMPERTY COTTAGE

Champerty Cottage, which adjoins the main residence, is a beautifully presented and very well-appointed 2-bedroom cottage which is currently let out on a holiday basis and provides a useful income and gains excellent reviews. It could also be used as an annexe to the main residence making Lea Cross ideal for large or extended families and multi-generational living. It has been recently refurbished and has generous accommodation and its own private courtyard garden and circular lawn.

GARDENS, GROUNDS & OUTBUILDINGS

The property is approached from the lane to a higher courtyard where there is parking for a number of vehicles, leading to a lower courtyard where there is further extensive parking. Adjacent to this is the stabling which comprises four boxes, next to which is a further two storey stone and tiled building and a former cart shed which has recently been converted into a superb home office unit which has a vaulted office with bi-fold doors and oak floor, shower room and a first floor music room/snug.

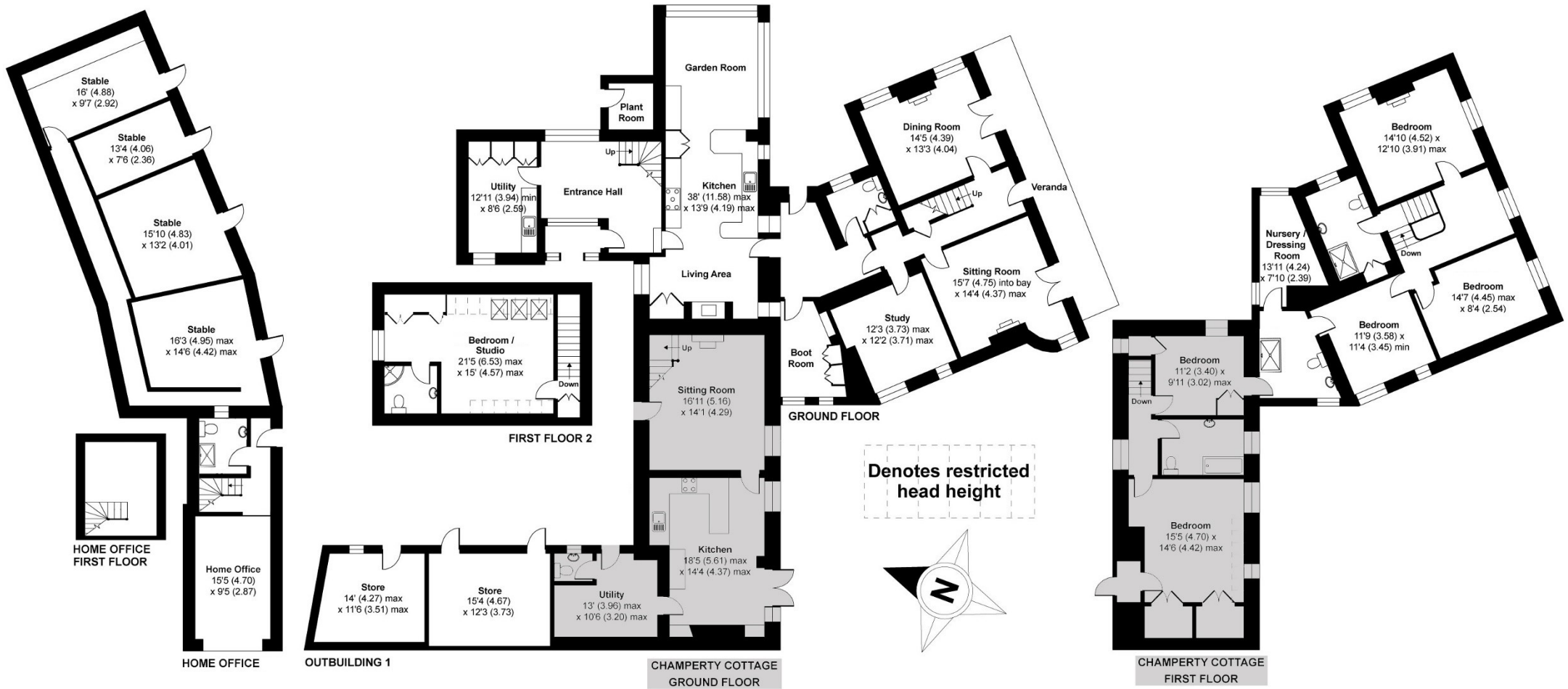
At the higher courtyard there is a range of attractive single storey thatched outbuildings which are currently used as a wood and implement stores. There is also an open fronted Nissen hut (35'10" x 18'2"), whilst to the rear is an old stone former piggery (in need of repair - 15'11" x 13' 11") and a stone potting shed. Beyond the courtyard is the paddock which has water and electric fencing.

The formal gardens lie primarily to the front of the property and are laid to areas of lawn. There are colourful herbaceous borders and a front terrace partly enclosed by the glazed veranda. The gardens are beautifully presented and create a delightful setting for the house. To the south-east, and screened by a laurel hedge, is the magnificent heated swimming pool and terrace (with pool room and pump house) which gains superb views and an incredibly attractive vista back to the house.

In all the grounds extend to approximately 2.28 acres.



**APPROX. GROSS INTERNAL FLOOR AREA 4333 SQ FT 402.5 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Champerty Cottage





DIRECTIONS

From Honiton, proceed on the A35 Axminster Road and follow this for approximately 5 miles, turning left just past the Starbucks and Shute Garage. Turn first right signposted Dalwood and follow this lane to the "T" Junction, turning right to Studhayes. Lea Croft will be found after about 75 yards on your left hand side.
What3words ///earl.dishes.charts

SERVICES

Mains water and electricity. Private drainage.
Oil-fired central heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Council Tax Band: Lea Cross - E.
Champerly Cottage - D.

ENERGY PERFORMANCE CERTIFICATE

Exempt due to the Grade II Listing.



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