



The Stables

Church Hill, Musbury, Axminster, Devon, EX13 8BA

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A superb village house offering scope for modernisation set in beautifully established grounds and with spacious and very adaptable accommodation

- Detached period village house
- 4 reception rooms, 4 bedrooms and 3 bathrooms
- Option for a 2-bedroom self-contained apartment
- Superb mature grounds of about 0.75 acres
- Garage and parking

Guide Price £599,950

SITUATION

The Stables is located in the heart of the attractive village of Musbury and is within just a stone's throw of the pretty Parish Church of St Michael and the village Primary School. Musbury itself is situated in the Axe Valley between the market town of Axminster and the small harbour village of Axmouth, and benefits from a garage with Spar shop and a popular public house. It sits amongst some of the county's most picturesque countryside and at the foot of this wide valley the River Axe winds its way towards the sea, opening into the Axe Estuary and Seaton Wetlands. This is made up of three local nature reserves and is a wildlife haven and birdwatchers paradise. This stretch of coastline is well known for its beautiful walks, high cliffs and dramatic scenery and is a World Heritage site known as the Jurassic Coast, due to its unique geological history.

The busy market town of Axminster lies approximately 3 miles to the north and has a main line rail link to London Waterloo, leisure facilities and a good range of independent shops and eateries. The handsome seaside town of Lyme Regis with its famous cobb harbour is approximately 5 miles to the south east.





The Cathedral City of Exeter, Devon's County Town, is some 26 miles to the west and has an excellent shopping centre, schools, university, theatres, main line rail link and express train to London Paddington, M5 access and international airport. The renowned Colyton Grammar School, one of the country's top mixed state schools, is situated about 2.5 miles away on the outskirts of the country village of Colyford.

THE PROPERTY

The Stables comprises a detached period residence which has had an interesting history and was formerly the stables and coach house in connection with the Mountfield Estate, a handsome Georgian house located next door. Prior to this, the 'east wing' is thought to have been a modest residential property used as the village Rectory. It is of traditional construction with rendered elevations under a principally tiled and slated roof and sits on the lane side within delightful gardens and grounds which extend to about three quarters of an acre.

The property itself has very flexible accommodation due to its two two-storey wings which are connected by a single-storey central section. It is currently set up with a self-contained 2-bedroom apartment to the east wing, however could easily become one larger residence once again. The Stables has been in the same family for many years and is now in need of renovation and refurbishment. It offers an excellent opportunity for those seeking a project and to put their stamp on an individual and handsome period home.

OUTSIDE

Undoubtedly, one of the main features of The Stables is its superb, well-established setting which is particularly private. It is approached from the lane over a concrete drive which provides parking and gives access to a single garage. To the front of the house is a terrace and a formal lawned garden with a large rose bed. To the west is a more natural area with large lawns being interspersed with a number of magnificent trees. The grounds in total extend to about three quarters of an acre.



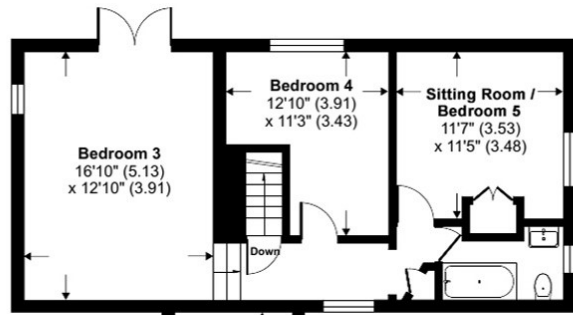


Approximate Area = 2611 sq ft / 242.5 sq m (includes garage)

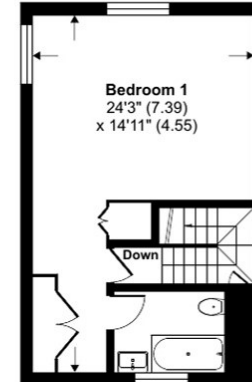
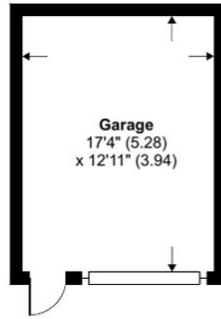
Outbuilding = 97 sq ft / 9 sq m

Total = 2708 sq ft / 251.5 sq m

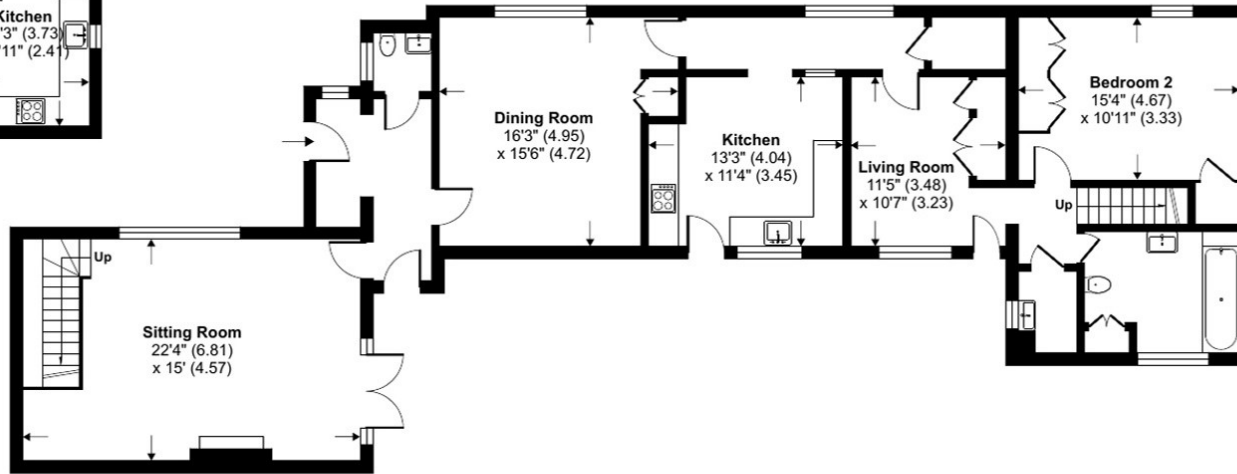
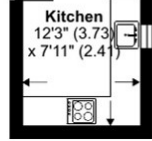
For identification only - Not to scale



FIRST FLOOR 1



FIRST FLOOR 2



GROUND FLOOR

DIRECTIONS

From Axminster proceed in a southerly direction out of the town onto the Musbury Road and continue for about 2 miles until you reach the village of Musbury. Turn left immediately after the garage and then take the third right hand turning (on a left hand bend) onto Church Hill. Continue up the lane, following it around to the left, where the driveway to The Stables will be found immediately on you left hand side.

what3words: midwinter.boarded.pretty

SERVICES

Mains electricity, water, gas and drainage.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.

Council Tax Band: F.

ENERGY PERFORMANCE CERTIFICATE

Rating: F.

NOTE

We understand that there are preservation orders on several of the trees in the garden.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters. REF: 1071428

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