



Hartgrove Retreat

Trinity Hill Road, Musbury, Axminster, Devon, EX13 8TB

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A stunning modern country house of immense character set in idyllic gardens and grounds with a grass tennis court and magnificent views

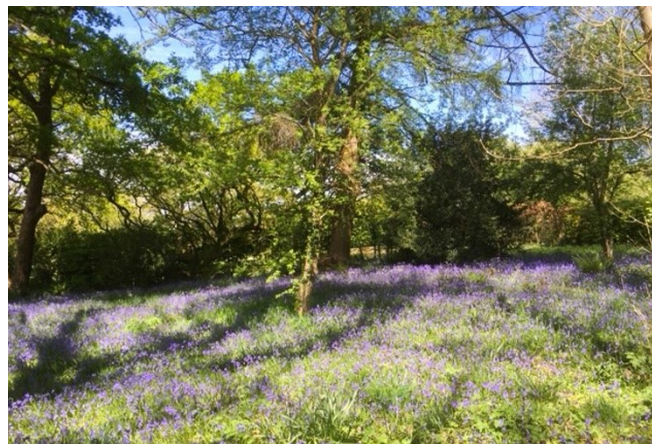
- Built in the mid 1990s in the cottage style
- Accommodation of immense character
- Glorious private setting extending to about 2.5 acres
- Far-reaching views over a patchwork Devon landscape
- Mix of established formal and informal grounds
- Grass tennis court with pavilion and kitchen garden
- Double carport with adjoining store and log store
- Spacious reception hallway with flagstone floor
- Sitting room with open inglenook
- Dining room and study/snug
- Farmhouse kitchen with Aga
- Utility, pantry and boot room
- Principal bedroom with en-suite bathroom
- Four further bedrooms and two bathrooms

GUIDE PRICE £1,295,000

SITUATION

Hartgrove Retreat is located in a glorious country position and sits within enchanting, beautifully established gardens and grounds which offer a great deal of seclusion and tranquillity. It is located between the busy market town of Axminster and the World Heritage Jurassic Coast at Lyme Regis and sits amongst some of the county's most picturesque rolling countryside which is designated as a National Landscape and over which it has spectacular views. There are some stunning walks close at hand and the Trinity Hill Nature Reserve is just down the road which offers beautiful walks over a myriad of tracks meandering through the woodland and heathland which is an important habitat for several protected species.

Axminster lies about 3 miles away and is a handsome town which is centred around the Church of St Mary's and the Minster Green. It has a comprehensive range of shops and facilities including many independent retailers.







There are also the usual multiples which include supermarkets, pharmacy, sports and leisure facilities and eateries which include the superb Community Waffle House. Axminster also benefits from a main line rail link to London Waterloo and has good road access via the A35 and the A30 to Exeter and the west.

About 4 miles away is the popular town of Lyme Regis with its historic Cobb and harbour and beautiful beaches. It has a range of independent shops and boutiques and there are also many recreational and sporting facilities which include a sailing club, bowls, sea fishing and a well-respected golf course which sits on the top of the cliff. From the town you can pick up the South-West Peninsular Coastal Path which stretches right along the Devon/Dorset coastline and from which there is dramatic scenery over the geologically fascinating stretch of coastline.

There are some excellent schools close at hand and Hartgrove Retreat is within the catchment area of the highly regarded Woodroffe School (about 4.5 miles) and Colyton Grammar School, one of the country's top mixed state schools, is some 6 miles away. The Cathedral City of Exeter lies approximately 30 miles to the west and has an extensive range of shopping facilities and an international airport. It has an express rail link to London Paddington, which can also be boarded at Taunton, Somerset's County Town, about a 40-minute drive away.

THE PROPERTY

Hartgrove Retreat is a particularly handsome modern home which was built about 28 years ago in the cottage style and therefore has all the charm of a traditional period farmhouse within the fabric of a modern building. It was meticulously designed and finished to offer a huge amount of character with many hours spent sourcing reclaimed materials, some of which came from the very grounds on which the house stands such as much of the stone and several of the large timbers.

Interestingly, the site at Hartgrove Retreat has been within the same family since the 1920s when a dwelling was built and latterly replaced with the current house we find today.







Hartgrove Retreat has beautifully presented accommodation which has a great deal of warmth due to the heavy use of natural materials. These include exposed stone walls and slate and flagstone floors, and a great deal of timberwork with many ceiling and wall beams and lintels. There are some impressive features and the sitting room is of particular mention with its large inglenook fireplace and French doors opening onto the superb southwest facing terrace. The dining room is also worthy of note and has a delightful mellow ambience, as does the study/snug which features a wood burning stove.

Hartgrove Retreat has adaptable rooms and the first floor can be accessed via two staircases. There are four bedrooms off the main landing, the principal of which is a stunning room with magnificent far-reaching views, wardrobes and an en-suite shower room. There are then a further two bathrooms, one of which leads through to the fifth bedroom which has its own private access via the second staircase.

GARDENS & GROUNDS

Undoubtedly one of the main features of Hartgrove Retreat is its stunning, well-established setting. It offers seclusion, privacy and a huge amount of colour throughout the seasons with the garden boasting sunshine all day long, as well as being a great haven for wildlife. Immediately surrounding the house are level areas of lawn and on the west side is a splendid stone terrace affording stunning views. There are also a huge variety of mature specimen trees and a mass of colourful shrubs and plants. The property is approached from Woodhouse Lane onto a gravelled parking area adjacent to which is a timber double car port with adjoining implement store and log store.

To the north is a more natural area of open woodland which is carpeted with bluebells and primroses during the spring, and a wide variety of wild flowers and Rhododendrons in the summer months. There is also a further shed and former garage. High beech hedging then leads you through to a stunning section of the garden which has an almost 'hidden' feel, where there is the former tennis court above which sits a pavilion that gains stunning sunset views. Within this area is a kitchen garden and greenhouse.



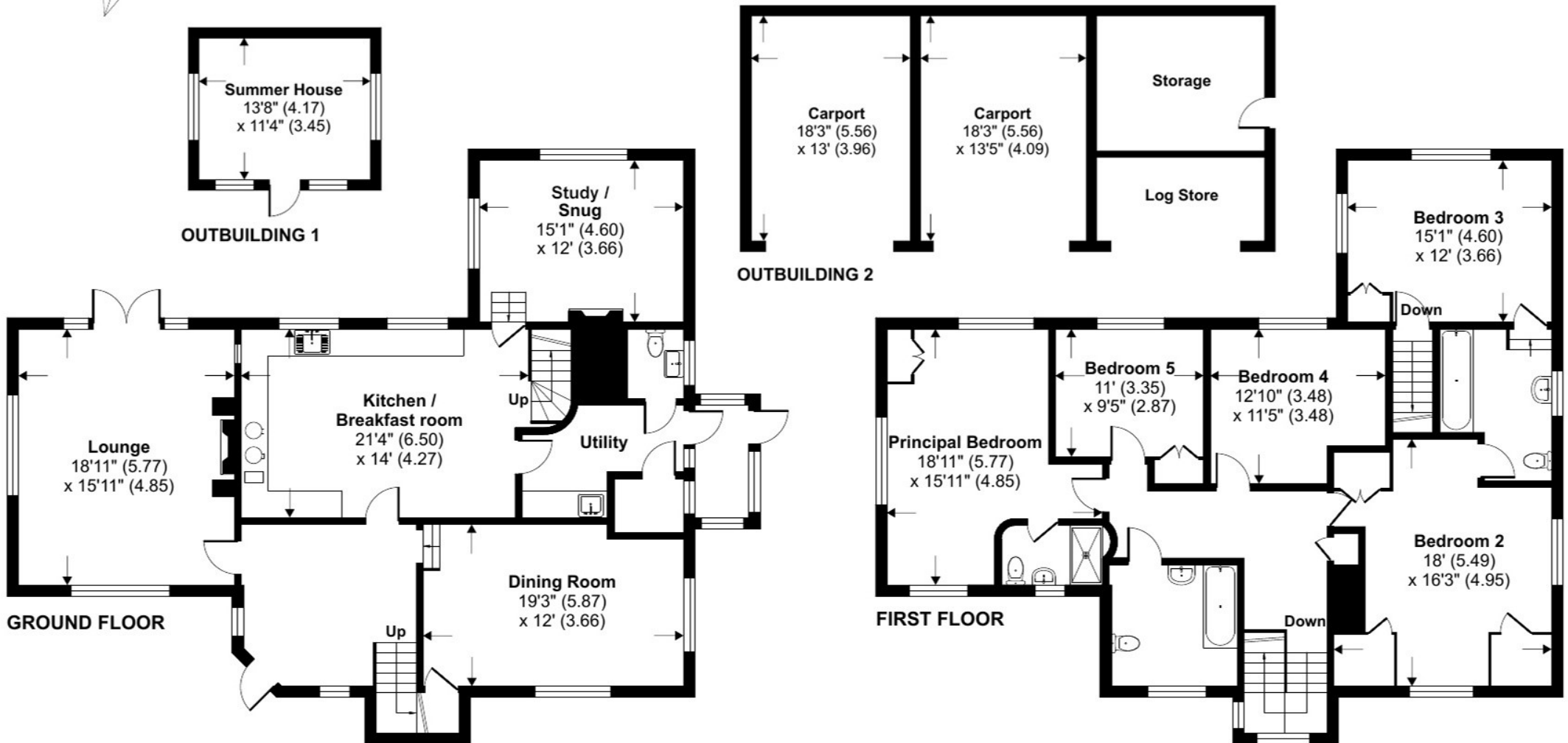


Approximate Area = 2824 sq ft / 262.3 sq m

Outbuildings = 887 sq ft / 82.5 sq m

Total = 3711 sq ft / 344.8 sq m

For identification only - Not to scale





DIRECTIONS

Travelling on the A35 in an easterly direction, from the village of Kilmington, continue along the A35 for approximately 3 miles. As you pass the Raymonds Hill signs, take the next right hand turning signposted Combpyne and Rousdon onto Trinity Hill Road. Follow this road for 1.8 miles turning left at the crossroads (on a gentle right hand bend) signed Woodhouse Hill and Uplyme. The driveway to Hartgrove Retreat will be found after a short distance on your left hand side.

what3words: ///ember.wedding.lends

ENERGY PERFORMANCE CERTIFICATE

Rating: D.

SERVICES

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

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Council Tax Band: G.

NOTE

There is a small area of orchard located on the other side of Trinity Hill Road which may be available by separate negotiation. For further information, please contact the office.

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