



Manor House

Combyne, Axminster, Devon, EX13 8SX

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A wonderful period manor house with masses of character, with three reception rooms, four double bedrooms and delightful gardens and grounds of 2.74 acres in a beautiful East Devon village location

- Entrance hall/formal dining hall
- Wonderful sitting room with a large inglenook fireplace
- Beautiful new kitchen with an AGA and a separate breakfast room
- Good-sized second reception room and a cloakroom
- Four first-floor double bedrooms,
- Principal and guest en-suite and a family bathroom
- Glorious established formal gardens and grounds extending to circa 2.74 acres
- Plenty of parking and electric car charging point
- Delightful village location

Guide Price £1,100,000

SITUATION

Manor House is situated in the heart of the tiny unspoilt village of Combyne, a sheltered, highly desirable village nestling in amongst some of East Devon's most glorious countryside, yet close and readily accessible to the coastal resort of Lyme Regis, as well as the market town of Axminster. Combyne is an unknown gem and Manor House stands in a sunny south-facing location in the eye of the sun. The property is set in mature gardens and grounds that create a most attractive and colourful setting for this delightful property. Manor House is conveniently situated with good road links to the towns of Axminster to the north and Lyme Regis to the east. Colyton Grammar School, one of England's top mixed state schools, is approximately 4 miles distance and the property also lies within the catchment area of Woodroffe School, a comprehensive school for 11 – 18 year olds. Within about 3 miles is the coastal town of Lyme Regis, which has a famous harbour, including the Cobb, and a good range of independent shops and amenities. The nearest supermarket can be found in the popular coastal resort of Seaton.





The market town of Axminster is some 5.5 miles away with a main line rail link to London (Waterloo), shops and leisure facilities. Exeter, the County Town of Devon, lies approximately 30 miles to the west with an excellent shopping centre, sport and leisure facilities, M5 access and international airport.

THE PROPERTY

Manor House is a handsome, attached, Grade II Listed building which has medieval origins, but what we see today is mainly 17th/18th centuries, and a long history and association with the church as we understand at one time the property was a convent or nunnery. There are a number of features within the property that allude to its history such as some stained glass windows, massively thick walls and in one of the bedrooms a fine stone ecclesiastical archway thought to date from the 14th century with two carved Beerstone heads.

The property is traditionally built with massively thick flint-stone walls under a roof that is principally slated, and has attractive leaded light windows to the front elevations which are secondary double glazed, and small pane double glazed windows to parts of the rear. A small part of the property is attached to the neighboring property to the rear.

Manor House offers generous well proportioned accommodation that is extremely well presented throughout, and worthy of particular mention is the impressive sitting room with its massive inglenook fireplace and window seats, the delightful newly fitted kitchen with its dual control Electric Aga, larder and utility cupboard, as well as the principal bedroom with its stone arch and en-suite bathroom. Manor House can only be fully appreciated by personal interior inspection.

GARDENS & GROUNDS

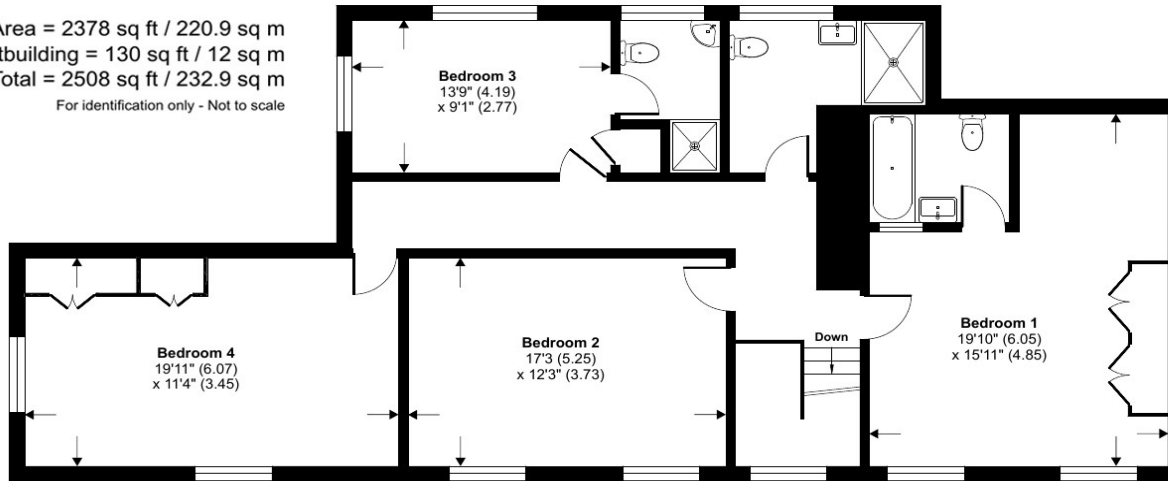
The property is approached from the lane to a gravelled parking area with space for 3 vehicles and an electric car charging point. The gardens extend to circa 2.74 acres and are linear in their arrangement running northwards down the valley. Immediately adjoining the house steps lead up to a large, partly walled, level lawn which is bordered and interspersed with a great variety of mature shrubs and trees, including a splendid Poplar tree. Cont...



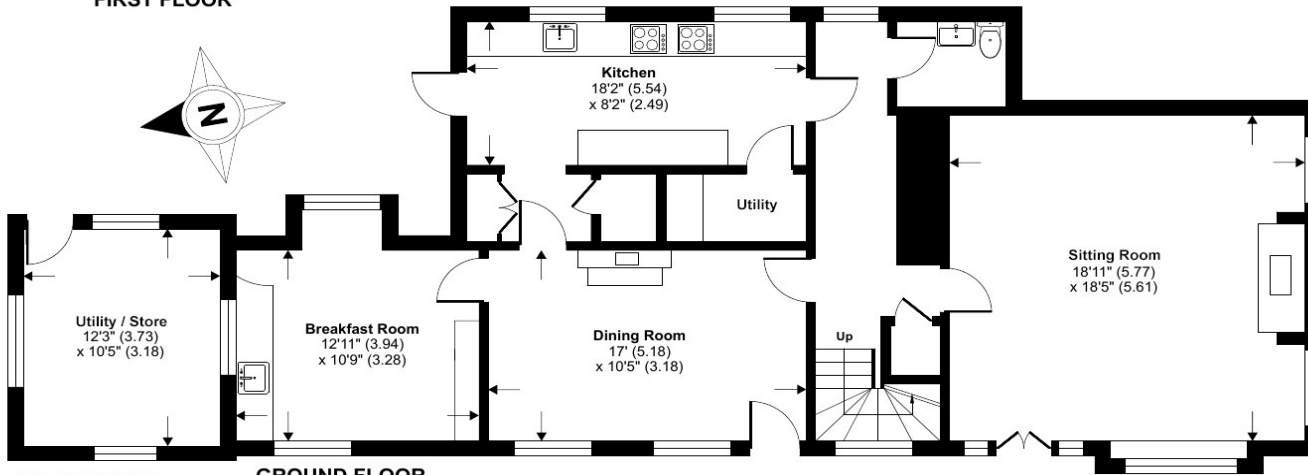




Approximate Area = 2378 sq ft / 220.9 sq m
 Outbuilding = 130 sq ft / 12 sq m
 Total = 2508 sq ft / 232.9 sq m
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1136861

An archway leads through to a kitchen garden where there is a soft fruit cage, small well stocked orchard with Apple, Pear, Plum and other trees. This in turn leads to a further more natural area of garden where there are five useful timber workshop/stores, as well as a polytunnel frame. A second vehicular access, with a 5-bar gate leads from the lane to a short drive and a further parking area. To the north east the grounds rise steeply and are well stocked with Hazel and Ash, a more natural area of amenity land.

DIRECTIONS

From the A3052 coastal road (Seaton – Lyme Regis). On entering Rousdon, turn opposite the Entrance to the Rousdon Estate, signposted to Combpyne. Follow this road into the village and around to the left (signposted to Musbury) and continue past the Church. Manor House will be found a short distance on the right hand side.

SERVICES

Mains electricity, water. Private drainage (Treatment plant). Oil centrally heated.

LOCAL AUTHORITY

East Devon District Council: 01404 515616
 Tax Band: F
 Tenure: Freehold

ENERGY PERFORMANCE CERTIFICATE

Rating: E

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