



Torestin

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Kilmington, Axminster, Devon, EX13 7RW



Axminster 1.8 miles
Lyme Regis 6.9 miles

Beautifully renovated family home in the heart of this charming village

- 3 Bedrooms
- Accessible village location
- Renovated to a high standard
- Open plan kitchen/ dining room
- Sitting room with wood burner
- Utility
- South facing gardens
- Parking

Guide price £389,500

SITUATION

Set in the heart of the bustling village of Kilmington, the property provides a comfortable family home in this charming community.

The village is home to an array of facilities, clubs and events including two pubs, and two churches, renowned primary school, cricket pitch, tennis court, garage with shop and popular Millers Farm shop.

The village has a bus service to the nearby market town of Axminster with a mainline station to London. The Jurassic coast is a short distance to the south with Lyme Regis, Beer and Sidmouth an easy drive away.

A range of educational facilities are in the area including the renowned Colyton Grammar school around 4 miles away.

DESCRIPTION

A newly renovated, beautifully finished property, with parking and south facing gardens, Torestin is a lovely family home in the heart of a popular village.

The entrance porch leads through into the stylish open plan kitchen/ dining room with bi fold doors that open out on to the decked terrace.

The contemporary kitchen has a range of units under a timber work surface, built in oven and grill with a central island storage unit with electric hob and striking cylindrical extractor fan. Off the kitchen is a utility room and WC. The blue lias stone flooring in the kitchen makes way to timber floor boards in the dining area with comforting wood burning stove, a light, bright space from which to enjoy the views over the garden.

From the dining area the timber flooring continues to the sitting room, a cosy room with wood burning stove.

The stair case to the first floor is constructed of timber and glass giving the impression it is floating in mid-air. Upstairs there are three bedrooms, two

spacious double rooms, one with built in wardrobe and a single bedroom, as well as a family bathroom with rain sensing velux window.

OUTSIDE

To the front of the property is a herringbone paved parking which continues into a pathway between two newly seeded lawns to the front door. The rear garden faces almost south, a lovely sun trap with views to farm land and quiet valley beyond. Accessed through the bi fold doors in the Kitchen/ Dining room, the large decked terrace with glass surround reflects the materials used indoors providing a seamless transition between outside and in - a fantastic fluid entertaining/ living space. Down the steps from the terrace is the garden laid to lawn fenced on two sides with mature trees to the southern boundary.

VIEWING

Strictly by appointment, call Stags é 01404 45885

SERVICES

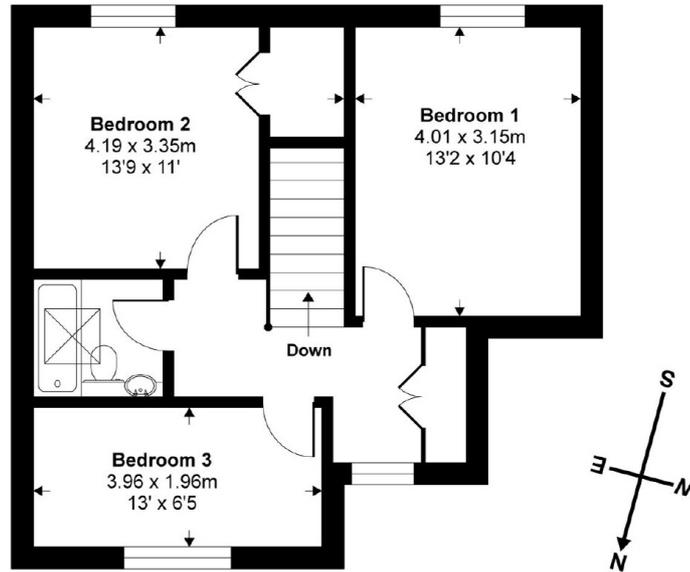
Mains water and electric. Private drainage. Oil fired central heating.

DIRECTIONS

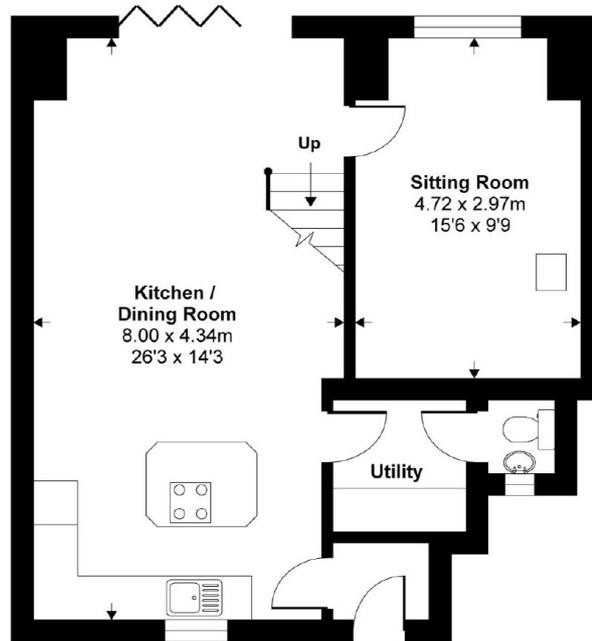
Turn off the A35 at the Old Inn just West of Axminster into the village. After passing the Church, turn right into The Street. After 0.3 miles the property can be found on the left.



Approx. Gross Internal Floor Area
103.2 Sq Metres 1111 Sq Ft



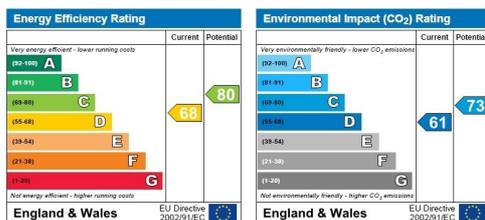
First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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