



The Longhouse



The Longhouse

, Kilmington, Devon, EX13 7HD

Axminster Station 2.6 miles Lyme Regis 7.1 miles

Unique historic home with fantastic views and gardens

- Quality historic home
- Virtually 'new' in 2002
- Double garage & workshop
- Paddock and orchard
- Grade II Listed
- Amazing landscaped gardens
- Office - Fibre Broadband to the property
- In all 4.12 acres (1.67 ha)

Guide Price £1,195,000

SITUATION

This beautiful detached home is one of 4 exclusive properties at Dulcis Farm, just 1 mile north of the village of Kilmington and a short distance from train station at Axminster.

Kilmington is a thriving community in this rolling landscape of an AONB, there are an array of facilities including pubs, churches, primary school and Millers Farm shop, whilst benefitting from a bus service to Honiton, Exeter and Axminster and easy access to the A30. The village is close to the renowned Colyton Grammar School.

The Jurassic coast at Lyme Regis is an easy drive away.

HISTORY & DESCRIPTION

The earliest evidence of a property here is in a letter dated 1587 and the physical evidence of cruck beams and stone walls would concur.

In 2000 this former farmhouse was derelict whereupon local renowned builders under the careful eye of the vendors, undertook a sympathetic but substantial conversion into a modern Grade II Listed home, reusing the historic fabric whilst incorporating modern levels of insulation and convenience blending bespoke cabinetry and ironmongery with quality fittings, which at the time benefited from a NHBC (since lapsed). There are lovely flagstone floors, exposed old timbers, stone and brick work.



ACCOMMODATION

Entering in the middle there is an incredible double height hallway, unique staircase with balustrade by a local blacksmith.

The stunning kitchen/breakfast room is one of the standout features, constructed of solid timber under a granite worktop; there are clever bespoke features and equipment including a large pantry cupboard, central island, dishwasher, fridge/freezer, microwave combination oven and hob, centred around an oil Aga. To the side is a utility.

There is a library/snug and onto a large dining room which has a stone fireplace with wood burning stove. A couple of steps take you into the modern garden room reconstructed about 8 years ago with a Jerusalem limestone floor and aluminium bi-fold doors to the garden and views.

Upstairs there are four spacious double bedrooms, each with vaulted ceilings and a family bathroom. The main bedroom is particularly generous with Mark Wilkinson cabinetry, a dressing room and a recently refurbished en suite shower room.

OUTSIDE

There is a long private drive (shared with one other) to a large private parking area for several cars and a double garage and workshop.

The gardens have been lovingly landscaped over the years with numerous attractive paths and areas including a formal parterre 'white garden' within a walled garden lined with pleached lime trees, various seating areas, a raised vegetable area as well as herbaceous borders and yew tree hedging. Beyond the drive and chestnut fencing is a large pond with further planting and trees; a beach hedge shelters the compost area and garden shed and onto the orchard with apple, pear and plum trees, which make their way for the open paddock that gently slopes flanking the drive.

GARAGE/WORKSHOP/OFFICE

Beside the parking area is a purpose built double garage and adjoining workshop building with an external staircase up to an office/studio.

SERVICES

Private water (borehole) and drainage (treatment plant) - shared with neighbours. Mains electric. Fibre optic broadband.

DIRECTIONS

From the A35 turn to the north opposite The Old Inn, passing Millers Farm Shop. Continue on the road for just under a mile, over the river and up the hill. Turn left up the drive and the property is on your right.



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

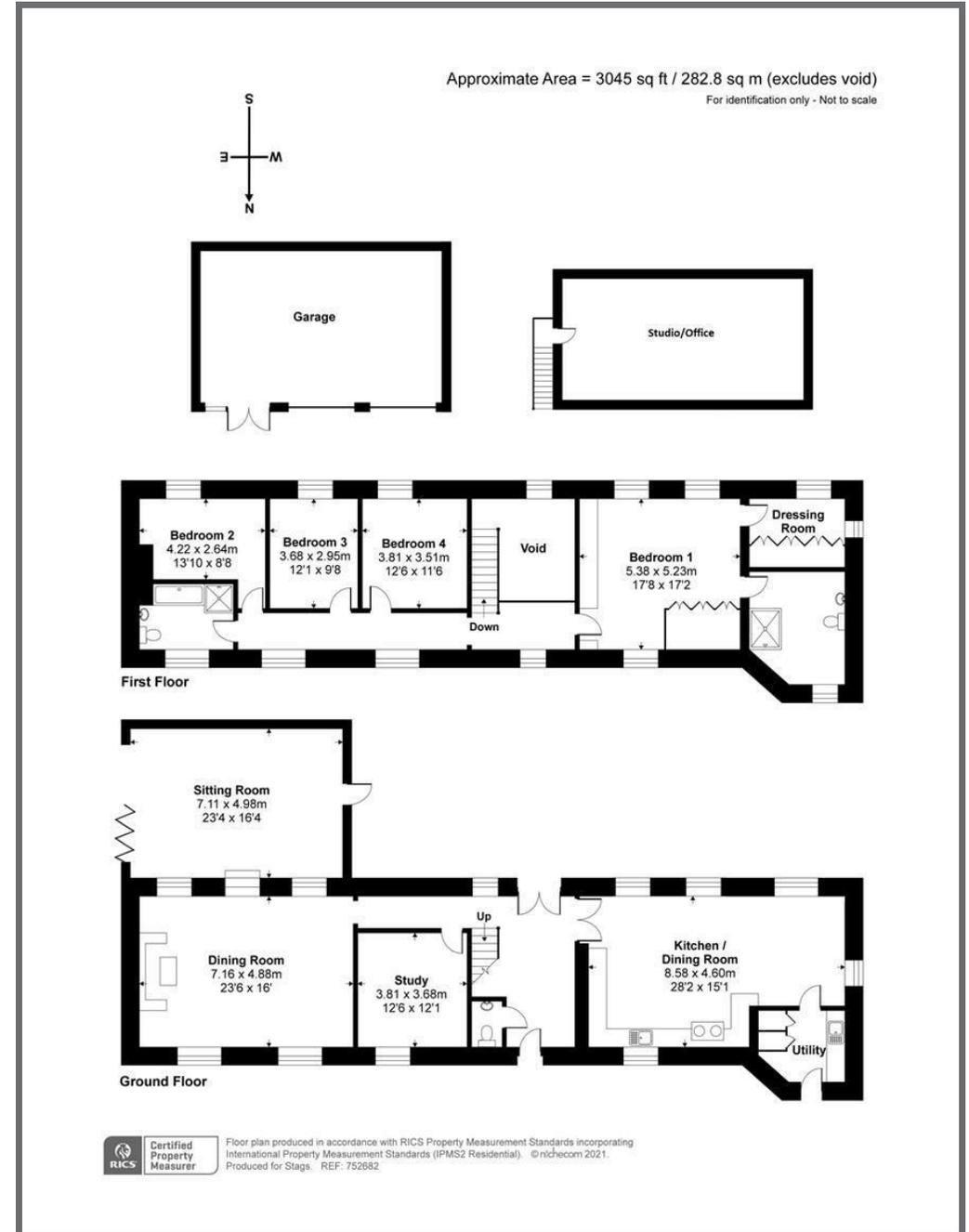


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



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