



Harcombe Cross



# Harcombe Cross

Raymond's Hill, Axminster, Devon EX13 5TB

Lyme Regis 3 Miles Axminster 2 Miles Bridport 10 Miles

A very attractive and well appointed individual detached bungalow set in large beautiful gardens with lovely long range views to the sea.

- Dorset/Devon Border
- Four Bedrooms, Two Bathrooms
- Large Kitchen/Dining Room
- Extensive Range of Outbuildings
- In All Just Under 1/2 Acre
- Spacious Individual Home
- Two Reception Rooms
- Secluded South/West Facing Gardens
- Far Reaching Views to the Sea Beyond
- Delightful Semi-Rural Setting

Offers In Excess Of £795,000

## THE PROPERTY

Harcombe Cross is a very attractive, spacious and well appointed individual detached bungalow/single storey residence set in large, beautiful and secluded gardens with lovely long range views to the sea in a country setting not far from Lyme Regis. It was understood to have been built in the 1950s having colour wash rendered and brick elevations. Under the current ownership since 2006, the property has been subject to extensive improvements and enlargement to now provide a lovely, well appointed home.

The excellent specification includes oil fired central heating, UPVC sealed unit windows/doors, period style fireplace, well equipped quality kitchen with comprehensive appliances (Bosch electric twin ovens, electric ceramic hob and integrated Beko dishwasher), downlighters and ceramic tile flooring, oak veneer internal doors, attractive bathroom/shower room fittings and built in wardrobes to the bedrooms. There is also the benefit of cavity wall insulation and extra roof insulation.

The accommodation is very light and airy, extensive and very well presented enjoying a lovely south and west aspect with open and far reaching views over the countryside to the sea and Portland beyond. Character features include a bay window and exposed solid oak beams.



The accommodation extends to: entrance porch, reception hall, sitting room, study/library with sky tube, large kitchen/dining room, utility, principal bedroom with en-suite shower room and external door, three further double bedrooms and bathroom/shower room.

The lovely gardens and grounds are a further feature and again enjoy the wonderful open sunny and country views. There is also a useful detached folly/studio with store, a large detached timber studio/home office and a single garage (planning permission has been passed for a detached double garage with games room over).

## **OUTSIDE**

Harcombe Cross stands on a large corner plot and affords excellent privacy. Double five bar gates lead onto a large tarmac driveway with turning and parking area plus detached single garage and additional gravelled parking area.

There is a very useful detached folly/studio with store and a large detached timber studio/home office which is fully insulated.

The gardens are beautifully landscaped, well stocked and well tended comprising a large expansive lawn, together with well stocked flower and shrub beds and a whole variety of specimen trees and alfresco sitting areas.

## **SITUATION**

Harcombe Cross enjoys a delightful, semi-rural setting overlooking open countryside, well located on the south east edge of Raymonds Hill, directly on the Devon/Dorset border. Raymonds Hill offers a range of amenities including a shop/post office and the Hunter's Lodge pub with many lovely walking opportunities right on the doorstep. The famous regency resort of Lyme Regis is just 3 miles away with a broad range of shops and business facilities, together with an attractive harbour and beaches. The property lies within the catchment area of the popular Woodroffe School in Lyme Regis (free coach travel available) and the highly sought after Colyton Grammar School is also nearby. Axminster (which benefits from a mainline rail connection with London (Waterloo) and Exeter) is very near. Bridport is also within easy reach, and the A35 facilitates road travel to Exeter, the county town of Devon, or to London and the Home Counties.

## **SERVICES**

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

## **VIEWINGS**

Strictly by appointment with Stags.

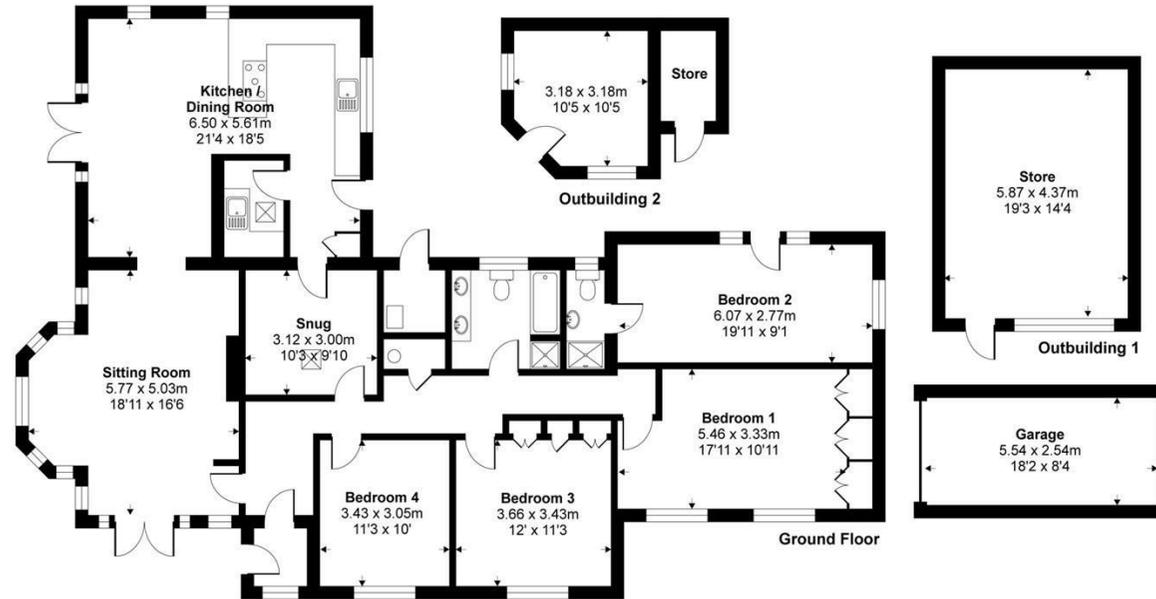
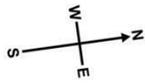
## **DIRECTIONS**

From Bridport, go west along the A35. On reaching Raymond's Hill and just after the Devon sign, take the next left into Red Lane. Harcombe Cross can be found at the far end on the right hand corner.

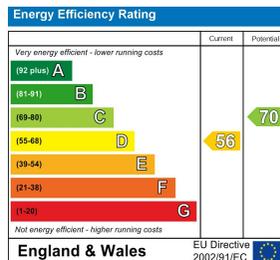


These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 1811 sq ft / 168.2 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Outbuilding = 418 sq ft / 38.8 sq m  
 Total = 2378 sq ft / 220.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 741581



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