



Little Parkhayne







Little Parkhayne

Shute, Axminster, , EX13 7QN

Honiton: 6 miles Axminster station: 6.3 miles Lyme Regis 9.3 miles;

An exceptional country property set within 5.6 acres, featuring far-reaching views over rolling countryside, complete with a double carport and stables.

- Detached house
- Three reception rooms
- Double carport & stables
- No onward chain.
- EPC E
- Four double bedrooms
- Set in 5.69 acres
- Countryside views
- Freehold
- Council Tax Band F

Guide Price £1,375,000

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SITUATION

Occupying a delightful position overlooking the Umborne Valley, in the East Devon Area of Outstanding Natural Beauty. The Jurassic Coast is within 4 miles, whilst the popular coastal resorts of Lyme Regis and Sidmouth are both within about 10 miles.

Three miles away is the well-renowned Colyton Grammar School and there are additional schooling options in the towns of Axminster and Honiton. Both these country towns have a wide-range of independent shops, cafes and restaurants and both sit on the London Waterloo line.

The university and cathedral city of Exeter and the county town of Taunton are also within easy reach. The property is 2 miles from the A35, which links to the A30 at Honiton, which then connects to the A303 and the M3.

DESCRIPTION

The property offers a wealth of characterful accommodation, thoughtfully restored by the current owners to retain its original charm. At the heart of the home is a welcoming kitchen/breakfast room, believed to have once served as the original cider press, now beautifully appointed with an Aga. An open-plan dining and family room flows seamlessly into a wonderful sun room, which enjoys panoramic views across the garden and the rolling fields beyond — perfect for both relaxed family living and entertaining. The separate dual-aspect lounge exudes character, featuring an impressive inglenook fireplace with a wood-burning stove and bi-fold doors that open onto a raised terrace. Practical additions include a spacious utility room, a ground floor WC, and a dedicated study.

The first floor offers four well-proportioned bedrooms, each thoughtfully designed with built-in wardrobes to provide ample storage. The master suite enjoys a well-appointed en suite shower room and a dressing room. Bedroom two also benefits from its own modern en suite shower room, ideal for guests or family members, while the remaining bedrooms are served by a contemporary family bathroom.





OUTSIDE

The landscaped gardens are to the rear of the property, with a beautiful backdrop of the rolling countryside. There are multiple terraced seating areas to take in the views and a wildlife pond at the bottom of the garden. At the front of the property, beyond the gravel drive is a well-maintained raised lawn with vegetable patch and greenhouse.

The property is accessed via a sweeping tarmac driveway off the lane, leading to the entrance of the property. A gravel parking area provides off-road parking for 6-8 cars and leads to a double carport. Beyond the carport, you'll find two stables and generous outside store.

The land is split into four gently sloping paddocks, bordered by hedgerows and mature trees. In all, the property extends to about 5.69 acres. Please note, a public footpath crosses the land.

SERVICES

Mains electricity and water (metered). Private drainage via newly fitted treatment plant. Oil- fired central heating.

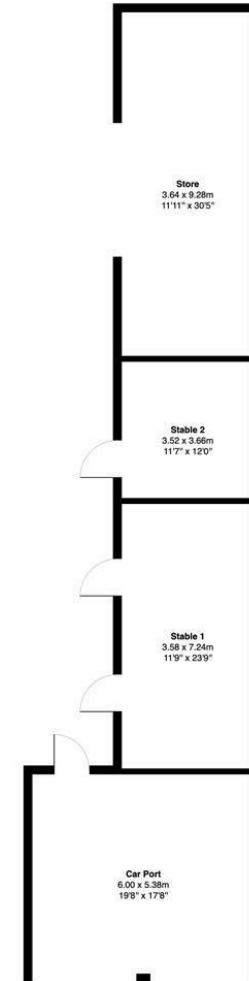
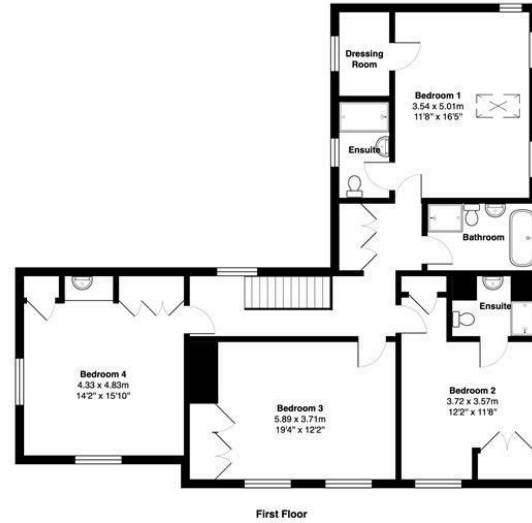
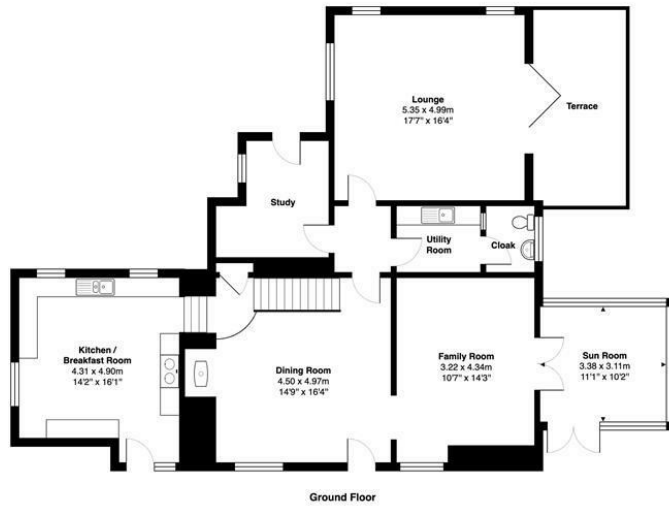
Standard broadband available. Mobile signal likely with Three, EE, Vodafone and 02 (Ofcom, 2025).

DIRECTIONS

From Honiton take the A35 towards Axminster. After 2 miles you will enter the village of Wilmington, turn right signed to Widworthy Church next to the Home Farm Hotel and follow the road $\frac{3}{4}$ mile up the hill to the end. At the T junction turn left signed Colyton and Umborne at New Road Cross and continue on this road for 1 $\frac{1}{2}$ miles. The road forks at Homebush Cross turn left signed to Umborne. Continue on this road for $\frac{3}{4}$ mile and the property is accessed from a track that is found on your left.

What3Words: [///operating.subsets.this](https://www.what3words.com/operating.subsets.this)

Little Parkhayne, Lane To Little Parkhayne, Shute, EX13 7QN



Total Area: 236.5 m² ... 2546 ft² (excluding terrace, car port, stable 1, stable 2, store)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



