



Orchard Lee







Orchard Lee Rosemary Lane

Musbury, Axminster, , EX13 8AS

Axmouth Harbour (Seaton) 3.5 miles Axminster Station 3 miles Lyme Regis 6 miles What3words -
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A stylishly re-imagined period home with a versatile 2 bedroom annexe and beautiful valley views

- Stylishly re-imagined home
- Flexible accommodation
- 2 Bedroom annexe
- Garage & parking
- Freehold
- Stunning valley views
- 3 Bedroom main house
- Landscaped gardens
- Village location
- Council Tax Band E

Guide Price £800,000

Stags Honiton

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

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Orchard Lee occupies a tucked away position just off the centre of the highly regarded village of Musbury within the conservation area. Enjoying an elevated setting, the property commands wonderful far-reaching views across the surrounding Axe valley and East Devon National Landscape.

The village offers a thriving community with primary school, church, garage with shop, village hall and public house, whilst the market town of Axminster lies approximately three miles away with its range of shops, amenities and mainline railway station providing regular services to London Waterloo. The Jurassic Coast, with its spectacular beaches and coastal walks at Lyme Regis, Seaton and Beer, is within easy reach.

DESCRIPTION

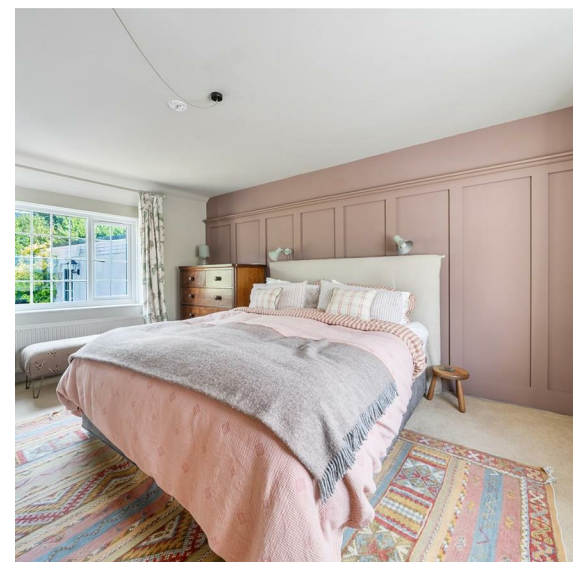
Believed to date from the 18th century, Orchard Lee began life as a traditional stone cottage and has been extended over the years with sympathetic additions of more modern construction beneath a predominantly clay tiled roof. More recently, the property has been thoughtfully reconfigured, comprehensively refurbished and beautifully presented by the current owners. The result is a stylish and comfortable home that successfully blends period charm and character with the comforts expected of modern-day living.

The property now offers versatile and well-balanced accommodation, comprising an attractive family home together with a self-contained two-bedroom annexe. Currently operated as a highly successful holiday let, the annexe provides an excellent additional income stream, subject to the necessary consents, whilst also offering flexibility for multi-generational living or guest accommodation.

MAIN HOUSE

The principal house offers beautifully balanced accommodation designed for modern family living. Light-filled reception rooms take full advantage of the exceptional outlook, with generous glazing framing the surrounding countryside and creating a wonderful connection between the house and gardens. Particular attention has been paid to the flow of the accommodation, creating welcoming living and entertaining spaces that are both practical and elegant.

The kitchen and family areas form the heart of the home, whilst the sitting room provides a cosy retreat. Upstairs, there are 3 bedrooms which are attractively presented, dressing room with fitted wardrobes and a newly fitted family bathroom with a separate shower.





ANNEXE

Adjoining the main house, is a beautifully appointed annexe, providing comfortable accommodation throughout, the annexe includes two generous double bedrooms, both benefiting from en suite facilities, together with welcoming living accommodation and a well-equipped kitchen.

The annexe enjoys its own sense of privacy whilst still benefiting from the wonderful outlook across the valley.

PARKING & GARAGE

The property benefits from a parking area to the front of the house, with space for four cars, two in tandem. A large detached garage with electrically operated up & over door provides secure parking and storage, complemented by additional driveway parking serving the main house. There is an electric car charger.

GARDENS

The gardens are a particularly attractive feature of Orchard Lee. Carefully landscaped and well-established, they provide colour, interest and enjoyment throughout the seasons. To the front, attractive terraced planting, mature shrubs and seating areas create a welcoming approach, whilst to the rear the gardens enjoy a wonderful degree of privacy and the exceptional far-reaching countryside views.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating. Superfast broadband available (up to 80 Mbps), mobile signal reported as good outside (Ofcom). WiFi controlled Herschel infrared heating panels in the kitchen / family room

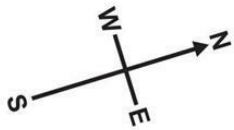
DIRECTIONS

From Axminster proceed south on the A358 towards Seaton. Upon reaching Musbury, turn left into the village at the garage and continue towards the centre. Turn right into Rosemary Lane where Orchard Lee will be found tucked away on the right.

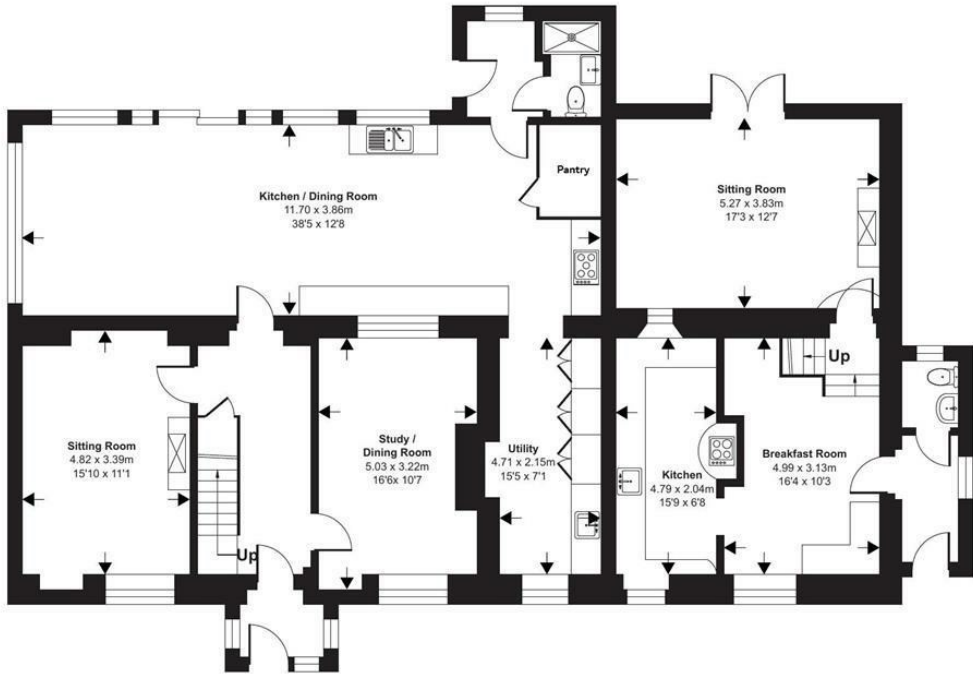
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COUNCIL TAX & RATES

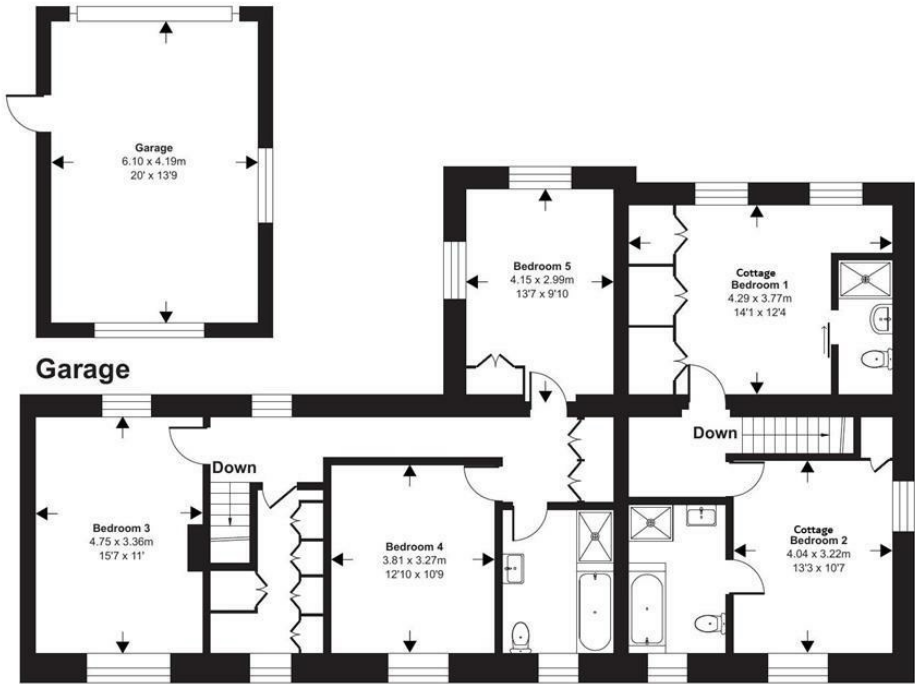
The property is currently Band E and the annexe is business rated. (zero rated)



Approximate Area = 3115 sq ft / 289.3 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 3390 sq ft / 314.8 sq m
For identification only - Not to scale



Ground Floor 1 / 2



First Floor 1 / 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2026. Produced for Stags. REF: 1511609



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



