

Oxenlears, Whitford Road







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Kilmington, Axminster, Devon, EX13 7NS

What3Words Location ///crouching.water.pixies

Generous five bedroom home with three bed cottage and amazing views. Option of up to 7.73 acres

- Five bed farmhouse
- Character features
- Amazing views
- Option for further 6.32 acres
- Freehold
- Three bed cottage
- End of private drive
- Wonderful grounds 1.41 acres
- PV Panels & Air Source
- Council tax band F

Guide Price £1,400,000

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SITUATION

Tucked away along a private track, the property enjoys a gently elevated position with far-reaching views towards the sea, looking south down the picturesque Axe Valley. Its setting offers both privacy and a wonderful sense of rural tranquility.

Situated just to the south of Kilmington, the property is well placed for the village's thriving community on the edge of the East Devon National Landscape. Kilmington offers a good range of local amenities including a pub, churches, a primary school and the well-regarded Millers Farm Shop. There is also a regular bus service to Honiton, Exeter and Axminster. The village is conveniently placed for Colyton Grammar School, one of the most prestigious schools in the region, a little further afield independent schooling is at Sherborne, Wellington (with daily bus from Axminster) and Taunton.

The nearby market town of Axminster provides further day-to-day facilities together with a mainline railway station on the Exeter to London Waterloo line, while road connections to the A303 and A35 allow for straightforward travel across the West Country. The stunning Jurassic Coast at Lyme Regis lies within easy reach, offering beautiful beaches and coastal walks.

OXENLEARS

This attractive brick and stone-built property, under a pitched slate roof, is not listed, yet brims with character. Extending to approximately 2,824 sq ft, the accommodation is arranged over three floors and offers a well-balanced layout filled with natural light enjoying fabulous views down the Axe Valley.

The ground floor features a dual-aspect kitchen, semi-open plan to an adjoining dining room with French doors opening onto the patio, plus a separate utility room. The sitting room boasts an authentic inglenook fireplace with woodburning stove, while the garden room provides a seamless connection to the outdoor space.

On the first floor, a generous landing creates an ideal quiet retreat. Three double bedrooms include two with stunning views down the Axe Valley, each complemented by an en suite bathroom or shower room.

The second floor offers two further double bedrooms, one perfect as a study or hobby room, along with an additional bathroom.













LINHAY

Converted to a high standard around 15 years ago, this detached barn offers approximately 1,487 sq ft of stylish holiday accommodation. The Linhay provides superb single-storey living, centred on a spacious open-plan sitting room and kitchen. French doors open onto a decked terrace positioned away from the farmhouse, perfectly framing the stunning east-southerly views.

The layout includes three double bedrooms, one with an en suite bathroom, complemented by a modern wet room for added convenience.

OUTSIDE

Approached via a long private track (partly shared with a neighbour), the property enjoys a wonderfully peaceful setting.

The beautifully maintained gardens lie to the south of the main house, predominantly laid to lawn to create an open, attractive outlook that maximises the far-reaching valley views. To one side, a charming orchard features a variety of established fruit trees, while to the north, a delightful woodland copse offers a natural haven, carpeted with bluebells and wild garlic beneath mature oaks.

The grounds provide ample parking for both properties and include a substantial open-fronted stone barn, currently used for machinery and general storage, along with a log shed.

OPTIONAL LAND

A large adjoining field of approximately 6.32 acres is available by separate negotiation from a guide price of £75,000.

SERVICES

Mains electricity and mains water. Photovoltaic panels with a high rate Feed In Tariff. Private Drainage. Oil fired central heating for Oxenlears with underfloor on the ground floor. Air source heat pump for the Linhay with underfloor heating throughout. Standard and ultrafast broadband available. Mobile signal likely with Three, EE, O2 and Vodafone (Ofcom).

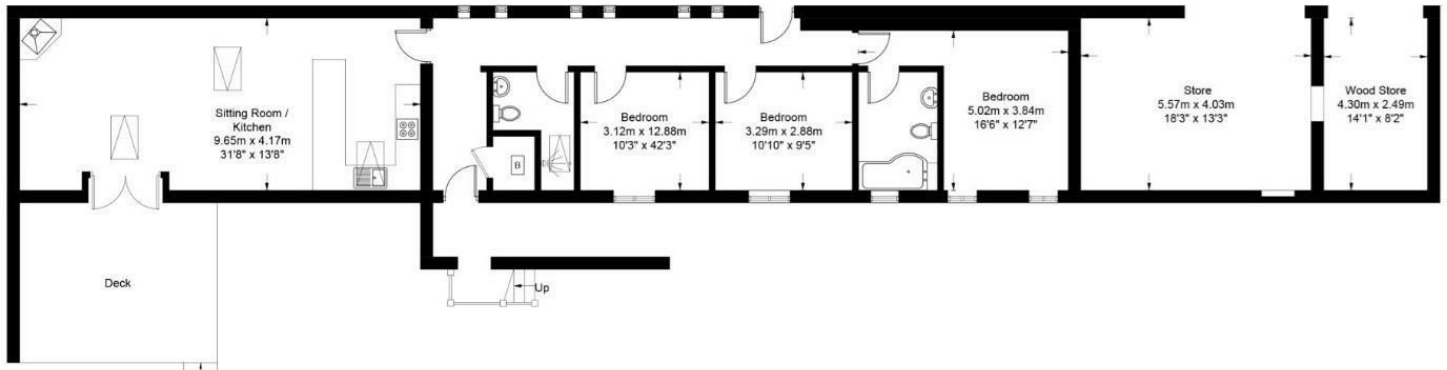
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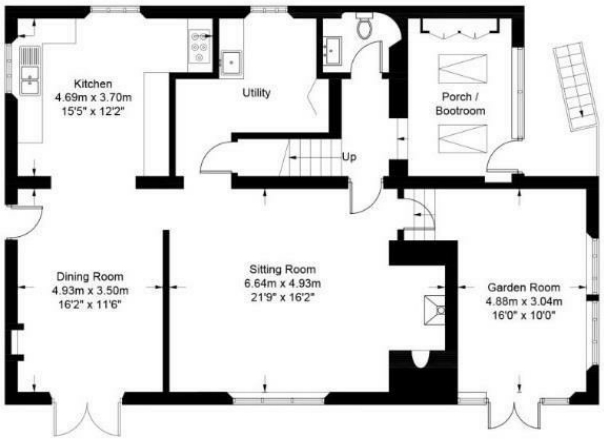
RATES

House is council tax band F. The Linhay has a rateable value of £4,250 from the 1st April 2026, it has, to date, been eligible for 100% rate relief under the Small Business Rate relief scheme.

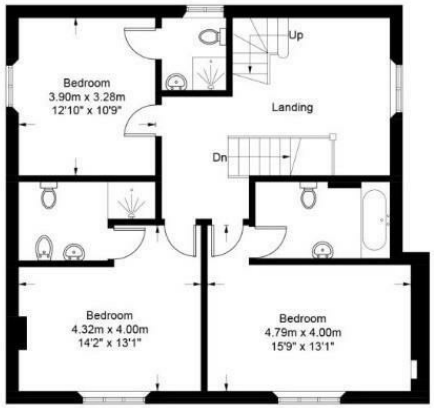
Approximate Gross Internal Area = 2824 sq ft / 262.4 sq m
The Linhay = 1487 sq ft / 138.2 sq m
Total = 4311 sq ft / 400.6 sq m



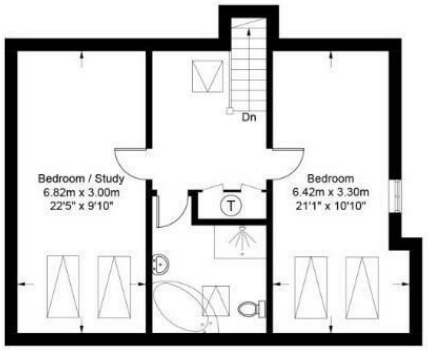
The Linhay



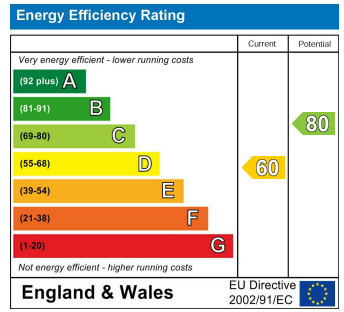
Ground Floor



First Floor



Second Floor



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