

Crabhayne Stables

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Crabhayne, Axmouth,Seaton, EX12 4BW

Axmouth Harbour 2.5 miles Lyme Regis 5.7 miles

Exceptional rural site for conversion into a generous 5 bedroom home in just under 5 acres

- Full Planning Consent
- Proposed 5 bedrooms
- East Devon National Landscape
- Option for further 4.98 acres
- Freehold
- Ref 25/0732/FUL (dated 28.8.26)
- Wonderful views
- In 4.88 acres
- Gently sloping
- Council Tax TBC

Guide Price £575,000

SITUATION

Positioned at the end of a long private drive, the property enjoys stunning views across the Axe Valley towards Musbury Castle and the surrounding countryside. Despite its peaceful rural setting within the rolling landscape of the East Devon National Landscape, the property remains highly accessible and is just a short drive from the coast at Axmouth Harbour and Seaton's surrounding countryside.

The seaside town of Seaton offers an attractive shingle beach, supermarkets and a good range of day-to-day shops and amenities. Nearby Axmouth is a thriving village with a strong community spirit, while the harbour area provides excellent opportunities for walking, sailing, golf, wildlife watching and enjoying the spectacular coastal scenery.

The market town of Axminster is approximately ten minutes away by car and benefits from a mainline railway station on the Exeter to London Waterloo line. The property is ideally situated to enjoy all that the East Devon National Landscape has to offer, including the renowned Seaton Wetlands Nature Reserve, the Jurassic Coast and an extensive network of footpaths and bridleways across the area.







DESCRIPTION

This elevated site offers an exceptional development opportunity with planning consent for the conversion and extension of the existing stable buildings to create a substantial single-storey dwelling extending to approximately 299 sq m (3,218 sq ft). The approved design incorporates the conversion of the two existing wings of stabling, linked by a striking contemporary central section providing impressive open-plan living accommodation.

In addition to the proposed dwelling, the scheme includes two garages and a generous garden store, creating a highly attractive country property in an enviable setting.

Bordering the site on two sides is a gently sloping pasture field enclosed by mature hedgerows and tree-lined boundaries. At the lower end of the land are a number of smaller post-and-rail paddocks, offering flexibility for a variety of leisure, equestrian or smallholding uses, subject to any necessary consents.

In all, the property extends to approximately 4.88 acres (1.98 hectares).

PLANNING CONSENT

Planning permission has been granted under Ref. 25/0732/FUL, dated 28 August 2026, subject to conditions. Copies of the decision notice and approved plans are available on the East Devon District Council website.

Please note that, in addition to the planning conditions, a Unilateral Undertaking has been entered into requiring the installation of a package treatment plant to serve the approved dwelling, together with the replacement of the existing package treatment plant serving Crabhayne Farm. Responsibility for the installation of the package treatment plant serving the approved dwelling will rest with the purchaser, whilst the sellers will undertake the replacement of the treatment plant serving the retained property.

New development within East Devon is liable for the Community Infrastructure Levy (CIL), although exemptions may be available for qualifying self-build projects. Where an exemption does not apply, East Devon District Council has calculated the current CIL liability for the development at £6,245.05.

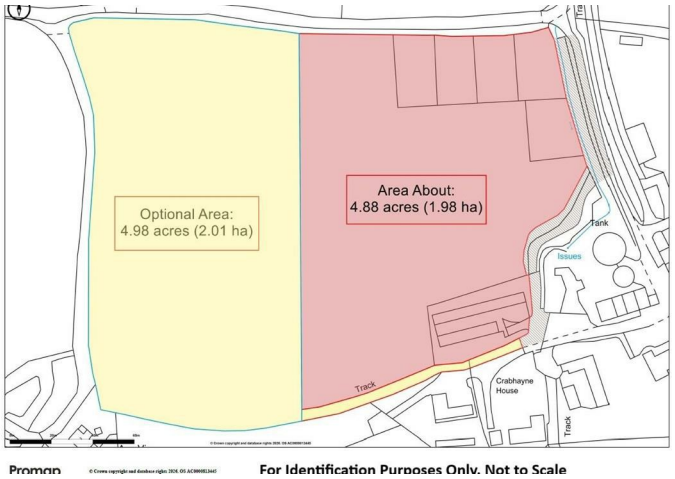
ADDITIONAL LAND

The adjoining field, which extends to 4.98 acres (2.01 ha) is also available to purchase for £125,000.

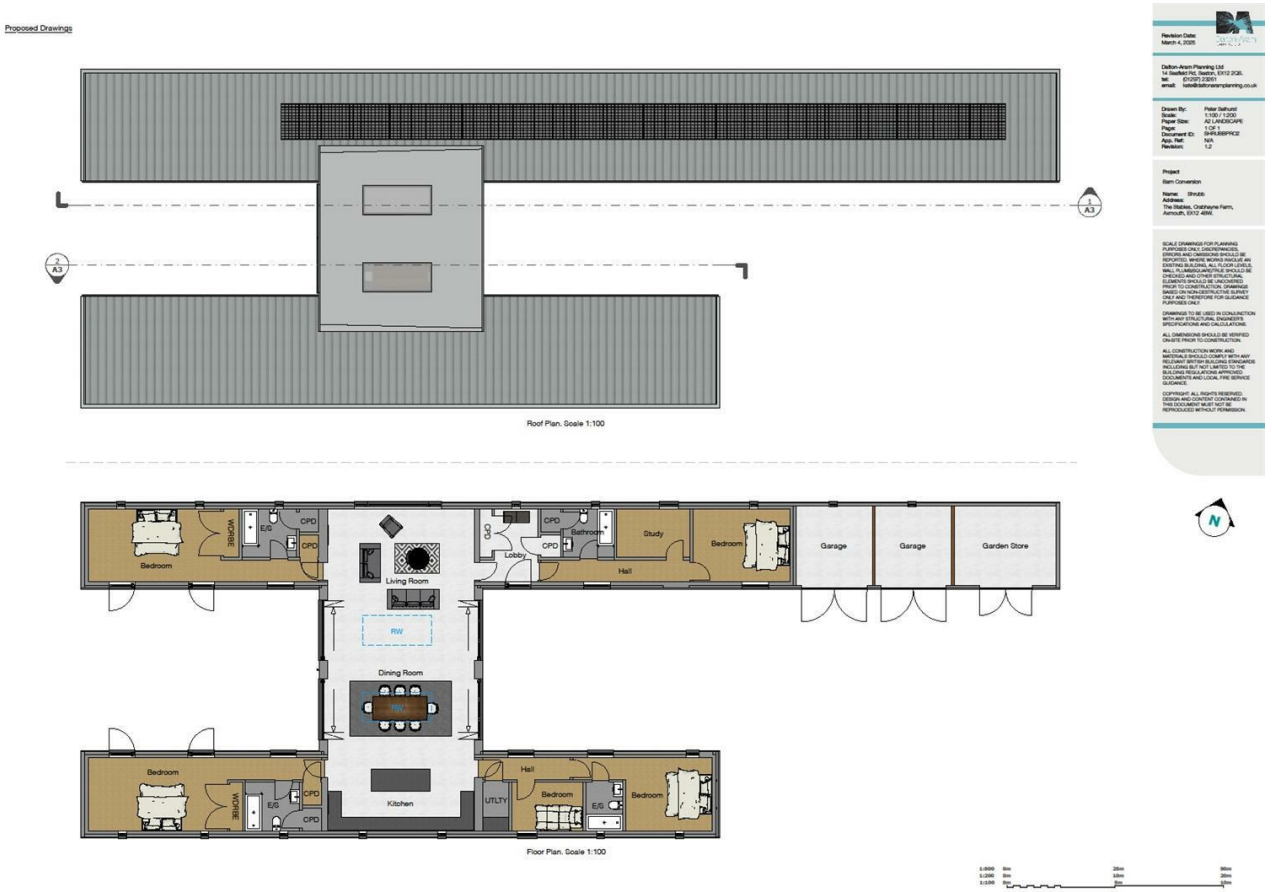
SERVICES

Water - It is envisaged that the purchasers would install a borehole. Contact details available for potential installation
Electric - A budget estimate has been obtained for a mains electric connection. The current Photovoltaic panels will be removed.
Drainage - The purchasers are to install a package treatment plant
Broadband - Nearby properties get standard broadband (Ofcom)
Mobile - Signal good outside with O2 and Vodafone, variable with EE and Three (Ofcom).









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.

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