

Baxters Farmhouse

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Musbury, Axminster, EX13 8AU

What3Words: ///refilled.heats.crown

Substantially renovated former farmhouse in the heart of the village

- Character features
- Large stone barn
- Centre of the village
- Two fireplaces
- Freehold
- Recently renovated
- South facing garden
- Farmhouse style kitchen
- 3 large bedrooms (1 en suite)
- Council tax band F

Guide Price £650,000

Situated in the heart of the popular village of Musbury, with the East Devon National Landscape the property enjoys a convenient position within walking distance of the village garage and shop, inn, primary school, church and village hall. The nearby towns of Seaton, Axminster and Colyton provide a wider range of amenities, including the highly regarded Colyton Grammar School, while Axminster offers a mainline railway station to London Waterloo. The Jurassic Coast, including Lyme Regis, is also within easy reach.

This former stone and cob farmhouse has been sympathetically renovated by the current owners and now offers well-presented and characterful accommodation, with improvements including a new roof, electrics, plumbing and heating systems. The ground floor features a generous sitting room centred around an original fireplace, together with a charming farmhouse style kitchen complete with Aga. To one side are a boot room, utility and WC, while to the other is a snug and office, providing flexibility for modern living.

On the first floor are three large double bedrooms. The principal suite benefits from an impressive en suite bathroom and walk-in wardrobe, while a further bedroom has a dressing room and Jack and Jill access to the family bathroom.

The south facing gardens are mainly laid to lawn and enjoy a good degree of privacy. A two storey stone barn is divided to provide a useful store and workshop. The property is approached off the road via a short drive leading to a generous gravelled parking and turning area.

Mains water, electricity and drainage. Oil fired central heating. Superfast broadband available with speeds up to 80 Mbps. Mobile signal likely outside (Ofcom).













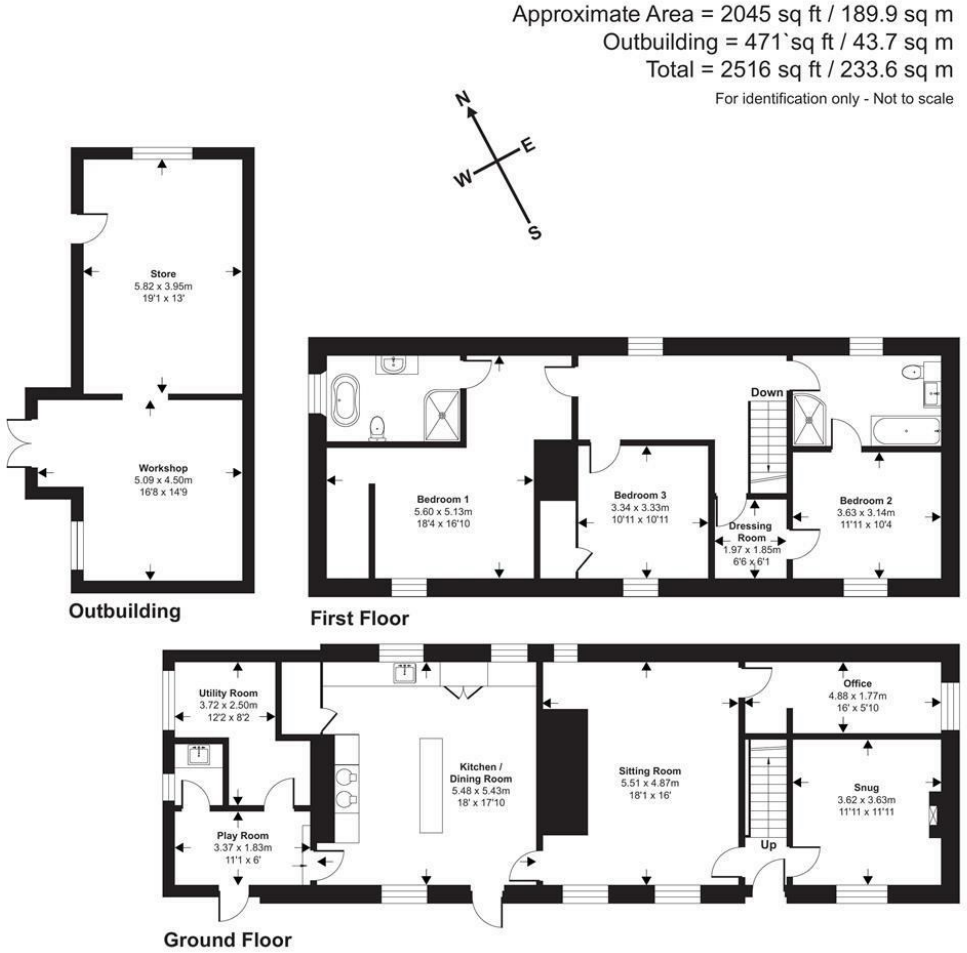


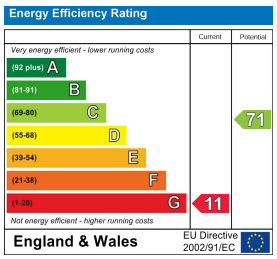




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