



Stanley House







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The Street, Kilmington, Devon, EX13 7SH

Axminster Station 2 miles; Lyme Regis 7 miles; Honiton 7.9 miles

An elegant, detached Edwardian home with a self-contained two-bedroom annexe, set in beautifully maintained south-facing gardens.

- Detached period property
- Two bedroom annexe
- South-facing garden
- Off-road parking
- Freehold
- Four bedrooms
- Open plan kitchen/dining room
- Heart of village location
- Fibre Broadband
- Council Tax Band F & A

Guide Price £900,000

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SITUATION

Located in the heart of the vibrant village of Kilmington, this character property was formerly the village post office. The village offers a strong community and excellent amenities, including two pubs, churches, a primary school, sports facilities, a garage with shop, and Millers Farm Shop. Regular buses link to Axminster, with its mainline rail services to London, while the Jurassic Coast and coastal towns such as Lyme Regis, Beer, and Sidmouth are close by. Well-regarded schools, including Colyton Grammar School, and the A30 at Honiton are also within easy reach.

DESCRIPTION

This impressive period home has been carefully refurbished to offer generous, well-balanced accommodation with a strong emphasis on modern living, while retaining much of its original charm. The entrance hall, with tiled flooring, provides a practical and welcoming introduction and gives access to the principal ground-floor rooms.

The heart of the house is the excellent open-plan kitchen and breakfast room, fitted with a comprehensive range of integrated appliances and designed for both everyday living and entertaining. The adjoining dining area flows naturally into a snug centred around a wood-burning stove, with bifold doors opening onto a terrace and garden beyond, creating a seamless connection to the outside and making the most of the rural setting.

A well-proportioned sitting room is enhanced by a large bay window, providing an attractive outlook and good natural light. In addition, there are two further reception rooms, currently arranged as a formal dining room and a study, offering flexibility for home working or additional family space. A modern shower room and a well-appointed utility room complete the ground floor.

The first floor offers four bedrooms and a well-appointed family bathroom. The principal bedroom is dual aspect, taking in open countryside views and benefiting from a contemporary en-suite shower room.

Bedrooms two and three feature original fireplaces, reflecting the period character of the house. The fourth bedroom is currently used as a dressing room with bespoke built-in wardrobes and offers flexibility for alternative use if required.





ANNEXE

Adjoining the house is a high-quality, self-contained two-bedroom annexe, comprehensively refurbished in 2022, our client has undertaken some air bnb successfully.

Designed with efficiency in mind, it features an Echo air source heat pump and full insulation, resulting in excellent energy performance. The annexe is well suited to multigenerational living, guest accommodation or potential income, and enjoys its own private entrance and courtyard garden, providing a strong sense of independence.

The ground floor is arranged around a light and spacious open-plan kitchen, dining and living area, with patio doors opening onto a private, enclosed garden, ideal for outdoor dining. To the first floor are two generous double bedrooms with vaulted ceilings, together with a contemporary shower room, completing this versatile and well-considered accommodation.

OUTSIDE

The landscaped gardens are a notable feature of the property, thoughtfully arranged to provide an attractive and practical outdoor setting. A broad terrace runs along the rear of both the main house and annexe, edged by a stone balustrade and overlooking the garden and an established pergola seating area.

Steps lead down to a level lawn, framed by mature shrubs and well-stocked borders, with a series of terraced seating areas offering a choice of quiet places to sit and enjoy the garden. A high-quality greenhouse is also included.

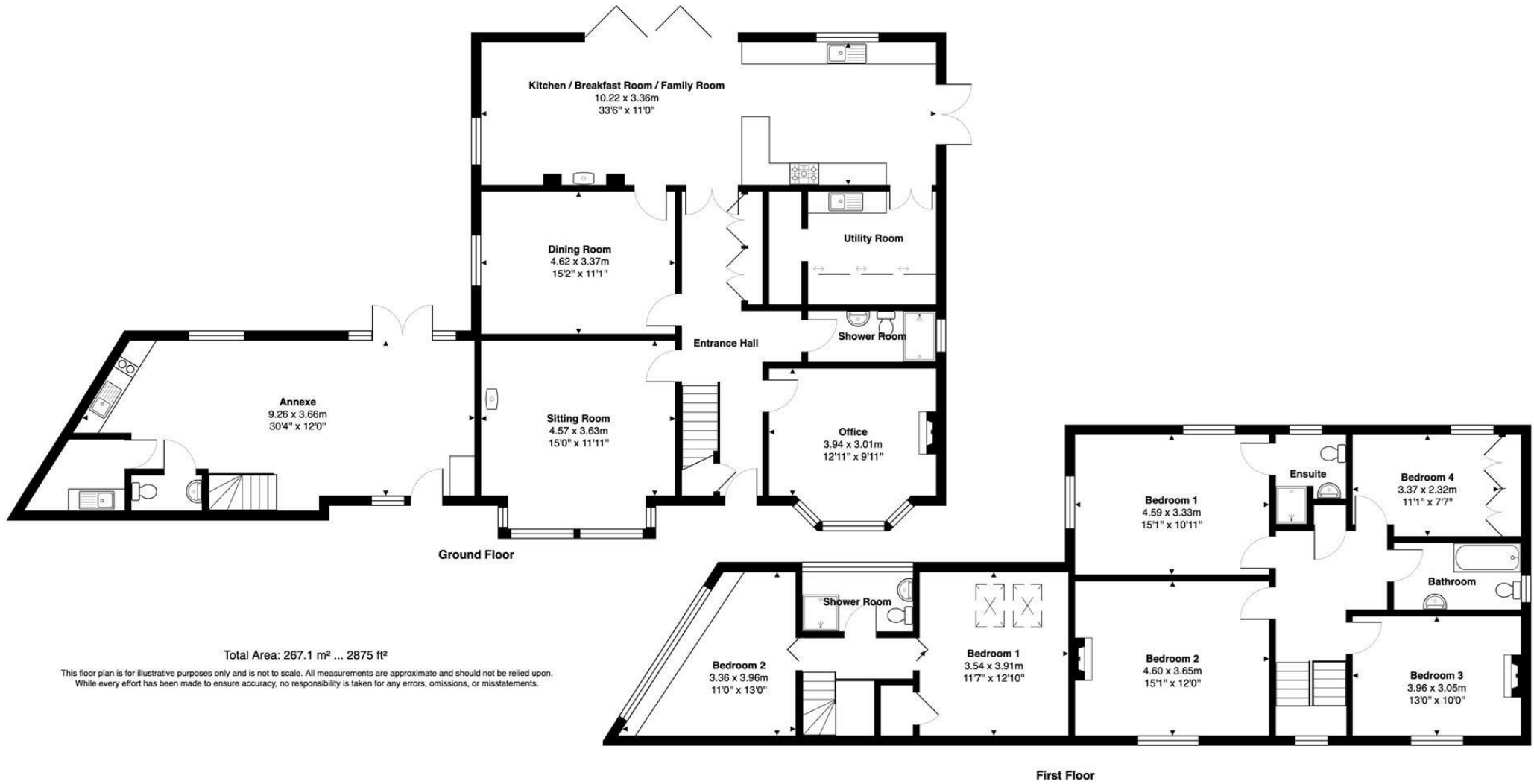
To the side of the property, a gated driveway provides secure off-road parking for several vehicles.

SERVICES

All mains services connected. Oil-fired central heating. Solar panels contribute to the hot water. Oil boiler installed in December 2020. Echo air source heat pump in annex. Fibre broadband connected. Mobile signal likely with all major networks (Ofcom).

DIRECTIONS

What3words: ///pardon.defectors.shops



Total Area: 267.1 m² ... 2875 ft²

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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



