



Lorings Barn







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Tolcis, Axminster, Devon, EX13 7JF

Axminster Station 3 miles. Lyme Regis Beach 9 miles [///forkful.stable.body](http://forkful.stable.body)

Spacious Grade II Listed barn conversion with large outbuilding and over 4 acres (1.67 ha)

- Grade II listed barn conversion
- Part thatched part slate roof
- Two paddocks
- Freehold
- 4 Bedrooms (2 en suites)
- Courtyard garden with lawn
- 4.13 acres (1.67 ha)
- Council Tax Band F

Guide Price £1,150,000

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SITUATION & DESCRIPTION

Converted and completed in 2007, the builders undertook a conversion of 2 adjoining barns into a modern Grade II Listed home and sympathetically reusing the historic fabric. Modern levels of insulation and convenience have been incorporated, blending quality fittings, lovely tiled floors, exposed timbers and beautiful local stone. This stunning detached home is one of 4 individual properties in Tolcis, just 2.5 miles from the market town of Axminster with its mainline train station on the Exeter to London (Waterloo) line and between the villages of Kilmington (3.4 miles) and Membury (1.8 miles).

Axminster offers a good variety of shops, schools and leisure facilities. Kilmington to the south is a thriving village community in this rolling landscape of the Blackdown Hills National Landscape and Membury and Stockland to the north are smaller community lead villages with parish churches and primary schools. Colyton and its Grammar School is under 8 miles to the south. The Jurassic coast at Lyme Regis is an easy drive 9 miles away to the south.

ACCOMMODATION

The accommodation has an adaptable layout with separate floors offering potential independent spaces.

The entrance hall leads down to the kitchen/breakfast room with extensive well-fitted granite worktops and built in cupboards and appliances. The tiled floor with underfloor heating leads through to a utility space at the end of the kitchen with stable doors opening to a large open covered area. Above this area is a ladder staircase up to storage space above the kitchen.

From the entrance hall steps lead up to a guest bedroom with an en suite shower room and to the accommodation areas of the upper barn.

The two barns are joined together by a garden room from where French doors and timber windows open out to the south facing courtyard terrace and garden in the L shape of the barns.

A wooden staircase inside the garden room leads to the upper barn where there is a generous main bedroom with a walk-in wardrobe and luxurious en suite with spa bath and walk through shower. A separate wc is also located on this level.

A short flight of stairs leads up to a double height sitting room with a wood burner and French doors opening onto a raised terrace also facing south.

On the top floor are two double bedrooms with separate wc and shower room. Bedroom 3 has wooden steps up to a further storage room.





OUTSIDE

The drive sweeps up from the lane past the house to a parking area and on up to the outbuilding, where there is a further extensive concrete yard area.

There is a timber storage shed in the garden area and an undercroft to the upper terrace.

OUTBUILDING/ WORKSHOP

75'1" x 44'3"

Large span type building with part concrete floor. In the corner is a 6 Metre square timber insulated workshop fitted with plenty of power points.

PADDOCKS

Two gently sloping established hay meadows, with fabulous views to the coast and Yarty Valley. At the top of one of the paddocks is a converted container used as a wonderful hideaway, available by separate negotiation.

In all the property and land extends to about 4.13 acres (1.67 ha)

SERVICES

Oil fired central heating. Mains water Private sewage treatment plant. Standard broadband (Starlink EE/ Three recommended), mobile signal outside on EE, Three, Vodafone and O2 (Ofcom).

DIRECTIONS

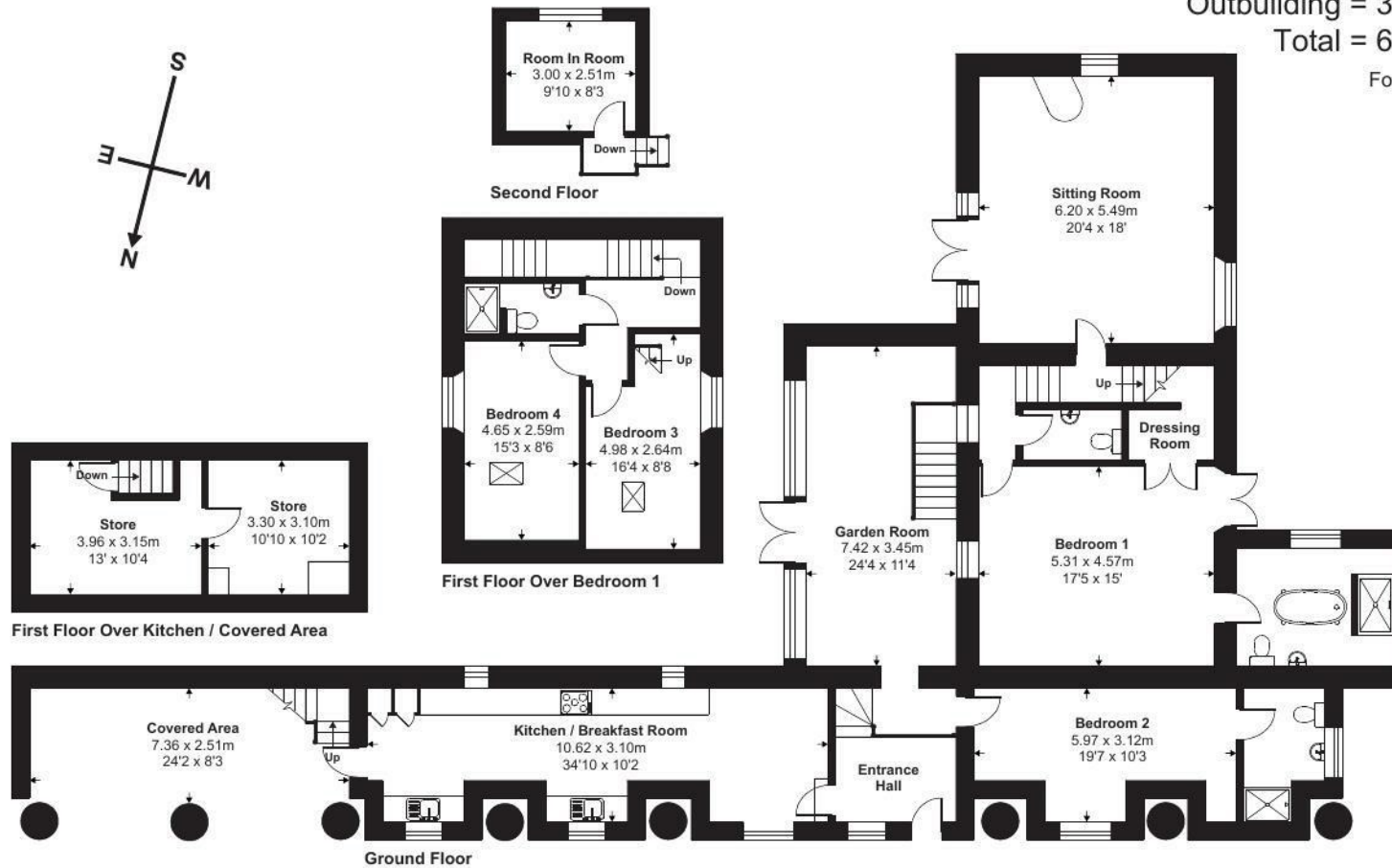
From the A35 heading from Honiton, take the first junction to Axminster. Take the next left sign posted to Membury and Tolcis and after about 3 miles turn left sign posted to Tolcis. Follow this lane for about 1/2 mile and the property is on your right.
What3Words ///forkful.stable.body

Approximate Area = 2911 sq ft / 270.4 sq m

Outbuilding = 3332 sq ft / 309.5 sq m

Total = 6243 sq ft / 579.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1459135



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



