

Yew Tree House Combpyne Road

Yew Tree House

Musbury, Axminster, EX13 8AR

What3Words: ///signed.risks.diggers

A beautifully and recently updated Grade II listed property with a two bedroom annexe.

- Three Bedrooms
- Two Bedroom Annexe
- Approx Half an Acre
- Oak Framed Car Port
- Freehold
- Two Reception Rooms
- Shower Rooms
- Driveway Parking
- Beautiful Cottage Gardens
- Council Tax Band E

Guide Price £875,000

SITUATION
Situated in the heart of the popular village of Musbury, the property is within easy reach of the village shop and post office, 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 and a mainline railway station at Axminster with services to London Waterloo. The Jurassic Coast, including Lyme Regis, is also within easy reach.

DESCRIPTION
A beautifully presented Grade II Listed property believed to date from the 16th Century, offering a wealth of period charm including exposed beams and a striking inglenook fireplace. The accommodation includes a welcoming sitting room, study/dining room, contemporary kitchen with electric Aga, utility room and cloakroom. Upstairs are three double bedrooms and two well appointed shower rooms. An interconnecting door links the house to a self contained annexe, providing flexible accommodation for extended family, guests or potential income.

ANNEXE
The annexe comprises an open plan kitchen, dining and living space with woodburning stove, together with two double bedrooms, a dressing area and shower room.

OUTSIDE
A five bar gate opens onto a spacious driveway providing ample parking and access to an oak framed carport with power and EV charging point. The gardens include a patio with an ornamental pond, mature flower borders, lawned areas, greenhouse and garden shed. A charming secret garden, planted in a traditional cottage style, provides a private and peaceful retreat.

SERVICES
All mains services connected. Gas fired central heating and wood-burning stoves.
Ultrafast broadband available. Mobile coverage available outdoors on most major networks (Ofcom 2026).















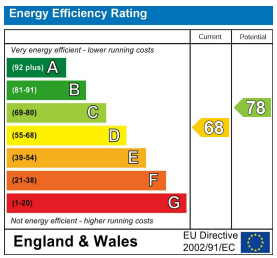




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