

STAGS

Brookhill

Brookhill

, Axminster, Devon, EX13 5ED

Axminster Station: 0.7 mile Colyton Grammar School: 6 miles Lyme Regis: 6.6 miles

An attractive period property in need of renovation, set within a generous plot, complemented by additional outbuildings that present exciting potential for further accommodation or conversion.

- Detached period property
- Five bedrooms
- Garage and outbuildings
- No onward chain
- EPC F
- Four reception rooms
- Requires renovation
- Generous plot
- Freehold
- Council Tax Band G

Guide Price £575,000

The market town of Axminster benefits from a wide range of facilities including schooling, shopping and recreational facilities and mainline station on the London (Waterloo) line. The area benefits from some outstanding schooling, with nearby Colyton Grammar School, one of England's top state schools and the Axe Valley Community College is within walking distance to the property.

Brookhill is an elegant period home, now in need of substantial renovation, offering a wealth of original character and charm. The grand entrance hall leads to four generously sized reception rooms and a spacious kitchen/diner, ideal for both family living and entertaining. On the first floor, you'll find five well-proportioned bedrooms, including a principal suite with fitted wardrobes and an ensuite bathroom. A family bathroom, with a separate bath and shower, serves the remaining bedrooms.

The property is set within grounds of just under half an acre, offering plentiful driveway parking to the front and a spacious lawn to the rear. A detached garage, with an adjoining storeroom, provides excellent storage space. At the rear of the garden, a 30ft games room offers versatile potential, with direct access to the patio-ideal for entertaining or leisure. Additionally, a collection of smaller outbuildings can be found throughout the gardens, offering further storage options.

Mains water, electricity and drainage. Oil-fired central heating, although there is a mains gas supply to the property.
Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).















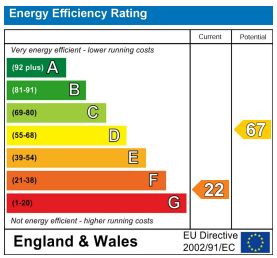




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