

Coaxdon Hall

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Coaxdon Hall, Chard Road

Axminster, Devon, EX13 7LP

What3Words: ///lads.wiping.galaxy

Handsome 16th Century home extending to over 6,000 sqft in just under 13 acres

- Grade II* Listed
- 8 Bedrooms
- In need of improvement
- Stable yard
- Freehold
- Historic house
- 5 Reception rooms
- Large garage
- In all 12.93 acres (5.23 ha)
- Council tax band H

Offers In Excess Of £1,000,000

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SITUATION

Situated just north of Axminster, Coaxdon Hall occupies a convenient and well-connected position just off the A358 within the East Devon countryside. The property lies within easy reach of the amenities of Axminster, a thriving market town with a mainline railway station on the Exeter to London Waterloo line. To the south, the renowned Jurassic Coast offers an abundance of coastal attractions, with the sought-after seaside town of Lyme Regis lying just across the nearby Dorset border.

HISTORY

Coaxdon Hall is a Grade II* Listed country house of considerable historic and architectural interest, understood to date from the late 16th century, with origins around 1590.

The property has long associations with notable historical figures, including Sir Simonds D'Ewes, a 17th century antiquary and diarist, who was born here. It is also said that King Charles I sought refuge at the house following the Battle of Worcester, adding to its rich historical narrative.

DESCRIPTION

This handsome and atmospheric country house, constructed of mellow stone beneath a traditional fishscale tiled roof. The elevations display a range of original architectural features, including stone mullioned windows with leaded panes and drip moulds, together with gabled elevations and substantial chimney stacks.

Internally, the property offers generous and characterful accommodation, with many features typical of its period including exposed ceiling timbers, chamfered beams, stone fireplaces and historic joinery. The property now offers an exciting opportunity for a purchaser to carry out a program of refurbishment and improvement to create a substantial country house of considerable presence and character.













ACCOMMODATION

The accommodation extends to over 6,000 square feet and is arranged to provide a flexible layout ideally suited to family occupation or multi-generational living. The principal reception rooms are well proportioned and retain original features, offering excellent entertaining space alongside more informal living areas.

The kitchen is positioned at the heart of the house, fitted with an Aga and island unit, and providing scope for updating. In total there are eight bedrooms arranged across the upper floors, served by a number of bath and shower rooms. The configuration offers versatility and the potential to reconfigure to suit individual requirements, subject to any necessary consents.

TRADITIONAL BUILDINGS

Attached to the rear of the house are a range of traditional outbuildings of stone construction, providing useful ancillary space. These include open fronted stores and a former greenhouse, now in need of restoration.

GARAGE BLOCK

A purpose built timber garage block provides secure parking and storage, with light, power and an alarm system installed.

STABLE YARD

Comprising a block with three standard loose boxes together with a larger timber building, arranged in an L shape around a concrete yard.

GROUNDS AND GARDENS

Approached by two driveways, one electric gated, one over a cattle grid. Former splendor laid to lawn with many shrubs and trees, small orchard and former tennis court. Now very over grown. Parking for multiple cars.

PADDOCKS

The land includes three principal paddocks, enclosed by established mature hedgerows which provide natural shelter.

SERVICES

Mains water and electric. Private drainge - not tested, but thought to be a septic tank. Broadband (up to 21 Mbps.), mobile coverage good outdoors, Three, Vodafone and EE, limited with O2 (Ofcom).

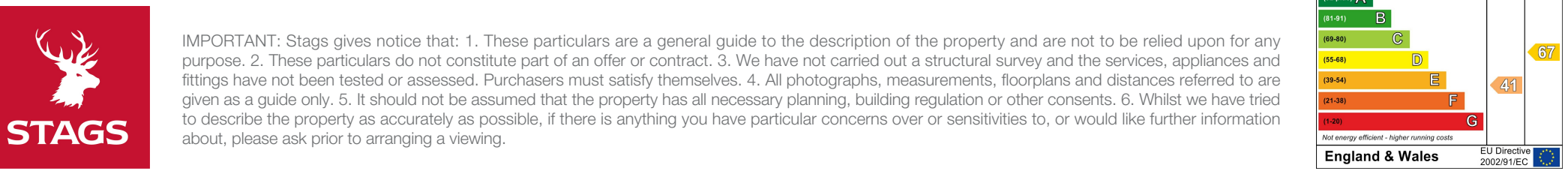
AGENTS NOTE

Please note that part of the property is in a surface water flood risk zone.

Approximate Area = 6233 sq ft / 579 sq m (excludes void,green house & store)
Garage = 1181 sq ft / 109.7 sq m
Outbuildings = 1253 sq ft / 116.4 sq m
Total = 8667 sq ft / 805.1 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: 1470367



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