

The Old Parsonage







The Old Parsonage, Whitford Road

Kilmington, Axminster, Devon, EX13 7RG

Axminster station 1.6 miles, Colyton Grammar School 5.5 miles, Lyme Regis 6.6 miles

Period character family home in the heart of the village

- In Need of Modernisation
- Spacious Living Area
- Annexe with Rental Potential
- No Onward Chain
- EPC F
- Unlisted
- Village Location
- Beautiful Gardens
- Freehold
- Council Tax Band G

Offers In Excess Of £550,000

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SITUATION

Situated in the desirable village of Kilmington, The Old Parsonage enjoys a prime location on the village green, close to the local churches, popular Miller's Farm shop, two village pubs and primary school. Axminster is conveniently less than 2 miles away, providing direct rail links to Exeter, London, and further afield. Both the M5 and A303 are easily accessible. The highly regarded Colyton Grammar school and the Jurassic Coast are both close by.

DESCRIPTION

This handsome 18th-century stone residence, rich with period features, has served as a cherished family home for more than fifty years and now presents an excellent opportunity for modernisation and Remodelling. The property offers over 4,000 sq ft of adaptable accommodation, ideal for enhancement and personalisation. The ground floor comprises three spacious reception rooms with views over the village green, a fitted rear kitchen with adjoining workshop/ utility area, a cloakroom, and access to a substantial cellar with external entry. The first floor accommodates four generously proportioned bedrooms, a family bathroom, and a spacious attic suitable for conversion (subject to planning).

ANNEXE

Additionally, the property includes a self-contained integral annex with a private entrance, kitchen area, with private staircase leading to a double bedroom and bathroom. This annex is ideally suited for multigenerational living or could serve as an income-generating opportunity, such as short term rental, or bed and breakfast accommodation.

OUTSIDE

Outside, the large but manageable landscaped gardens are situated in a tranquil, private setting and provide several lawns, mature fruit trees, multiple seating areas, a courtyard featuring a Well, (please note the current pump is not operational), a walled front garden, double garage, greenhouse, plus an outside WC.













SERVICES

The property benefits from mains electricity, water, and drainage, oil-fired central heating, and availability of both standard and superfast broadband. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom). Originally used to water the vegetables, there is a Well in the rear garden. Please note that the pump is currently not in use.

DIRECTIONS

On the A35, turn into Kilmington at The Old Inn. Head south into the village and just after St Giles Church, turn left into School Lane onto The Green. The Old Parsonage can be found on your left.

What3words: ///smashes.protects.rehearsed

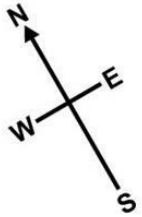
AGENTS NOTE

We are advised that the property is unregistered and it will be the buyers solicitors responsibility to register the property on completion. The Rayburn in the third reception room is decommissioned.

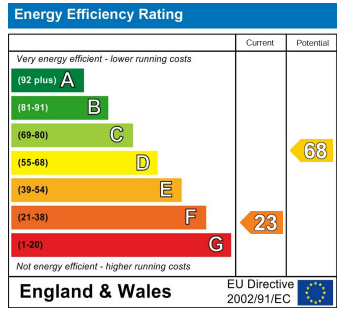
Approximate Area = 2938 sq ft / 272.9 sq m
Limited Use Area(s) = 790 sq ft / 73.4 sq m
Garage = 285 sq ft / 26.5 sq m
Total = 4013 sq ft / 372.8 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1236215



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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.










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