



# Lea Cross

Dalwood, Axminster

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A charming house and annexe set in approx. 2.25 acres with stabling and offices, in the sought-after village of Dalwood

A double-fronted versatile home with over 2 acres of pretty grounds, an outdoor heated swimming pool, paddock, large stabling and home offices. The property has flexible accommodation, combined with a wealth of period features. It is set within the Blackdown Hills (AONB), on the fringes of a desirable East Devon village.



**5 - 6  
RECEPTION  
ROOMS**



**5 - 6 BEDROOMS**



**4 BATHROOMS**



**PARKING,  
STABLING +  
STORE/OFFICE**



**2.25 ACRES  
INC PADDOCK  
+ POOL**



**FREEHOLD**



**RURAL/  
VILLAGE**



**4,333 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

Dating from the early 19th century, Lea Cross is a detached Grade II Listed family home offering over 3,400 sq ft of light-filled, flexible accommodation with its main house and adjoining two-bedroom annexe, both arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the property combines quality fixtures and fittings with a wealth of period features. These include a thatched roof, sash and casement glazing, and original fireplaces.

The accommodation in the main house flows from a welcoming and spacious glazed reception hall with French doors leading to the stabling. Adjoining the reception hall is the bright and open 38ft vaulted kitchen with skylights and ceramic tiled flooring. The kitchen combines traditional and modern styling with fitted units, integrated appliances, a double-bowl farmhouse sink and an AGA range cooker. There is space for a large dining table next to the floor-to-

ceiling windows, which overlook the side terrace and pretty gardens. The kitchen is completed with a brick-built fireplace and log burner, with further space for seating. There is a large utility room with built-in storage, accessed via the reception hall. Additional ground floor living space includes a beautifully presented sitting room and a dual-aspect dining room with bespoke shelving, both of which feature original fireplaces and full-height French doors, allowing plenty of natural light and affording far-reaching views towards the garden and rolling fields beyond. There is a w/c and a family room, which could serve as a bedroom if required.

Stairs rise from the hall to the first floor, which comprises a family shower room, a bedroom with dressing room and en suite shower room, and two further double bedrooms – one of which enjoys dual aspect and a feature fireplace. A separate staircase in the main reception hall leads to the vaulted principal bedroom with a fitted wardrobe and en suite.













### The annexe

A connected annexe to the main property, the annexe has its own entrance, accessed via the courtyard at the front, along with an internal entrance leading to the hallway in the main house. The ground floor has hard wood flooring throughout and features a cosy sitting room with fireplace and log burner, and a fully fitted kitchen with integrated appliances, wooden countertops and ample space for dining. French doors open onto a private terrace, ideal for al-fresco dining. There is an adjoining utility room for further storage, as well as a w/c.

Upstairs, there are two double bedrooms, one with a vaulted ceiling and built-in storage and the other, currently used as a music room, with access to the en suite shower room in the main house. A family bathroom completes the first floor.

The annexe provides excellent opportunities for multi-generational living and guest accommodation and can also be incorporated into the main house accommodation to provide a large family home.

### Outside

Occupying a 2.25 acre plot, the property is approached through a five-bar gate, leading over a concreted rear courtyard that provides private parking and access to extensive external stores and an outbuilding, including two stables, additional storage and two offices converted from a former wagon shed. The generous wraparound garden is laid mainly to lawn bordered by mature shrubs and trees. It features numerous seating areas, a heated swimming pool with paved surround, a cast iron front verandah and generous paved terraces. The whole is ideal for entertaining and al fresco dining with striking views over the property's remaining stock-fenced pasture and surrounding countryside. The paddock has electric fencing and water.





The annexe





## Location

Lea Cross (formerly Champerty) occupies a quiet position on the fringes of the quiet village of Dalwood. Steeped in history, Dalwood has two churches, community-run shop with post office and is home to the popular Tuckers Arms pub, dating back to the 12th century. The village has many clubs and organisations, a village hall and a pre-school which is rated good by Ofsted. There is an annual fair granted by royal charter in 1345. The idyllic village is four miles from Axminster and is within the rolling countryside of the Blackdown Hills Area of Outstanding Natural Beauty which is bordered by the East Devon AONB as well as the World Heritage Jurassic Coast. There is excellent walking, riding and cycling direct from the property and for outdoor pursuits, the countryside and coastline provide extensive recreational opportunities. Axminster, with its mainline station, weekly farmers market and large supermarket is four miles away. The town provides a wide range of facilities including local shops, pubs, restaurants, schools, a small hospital, library, Post Office and GP, dental and veterinary

surgeries.

Slightly further afield, the lively town of Lyme Regis is just eight miles away with its famous Cobb harbour, extensive recreational and shopping facilities, pubs, restaurants, cafes, and a good range of educational options. Taunton, 20 miles away, as well as the bustling city of Exeter, 24 miles away, provide an even greater number of amenities.

There are excellent schools for boys and girls of all ages in the area including Chard Independent Preparatory School and the outstanding nationally acclaimed Colyton Grammar School, just six miles away. Other well-known schools within reach include Taunton School, Kings College, Queen's College and King's Hall, Millfield and Wellington. Communication links are excellent with the A35 providing links to the A30, A303, M5 and A30. There are hourly direct rail services from Axminster to London Waterloo and Exeter, as well a fast service to London Paddington from Taunton. Exeter Airport offers a good range of flights to domestic and European destinations.



## Nearby Stations

- Axminster 3.3 miles
- Taunton 20 miles
- Exeter Central 24 miles
- Exeter St David's 24.4 miles

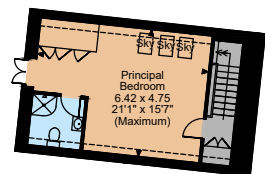
## Key Locations

- Blackdown Hills (AONB)
- East Devon National Landscape
- Jurassic Coastline
- Lyme Regis
- Axe Valley Wildlife Park
- Exeter City Centre (cathedral & university)
- Exeter Airport
- Dartmoor National Park
- Exmoor National Park

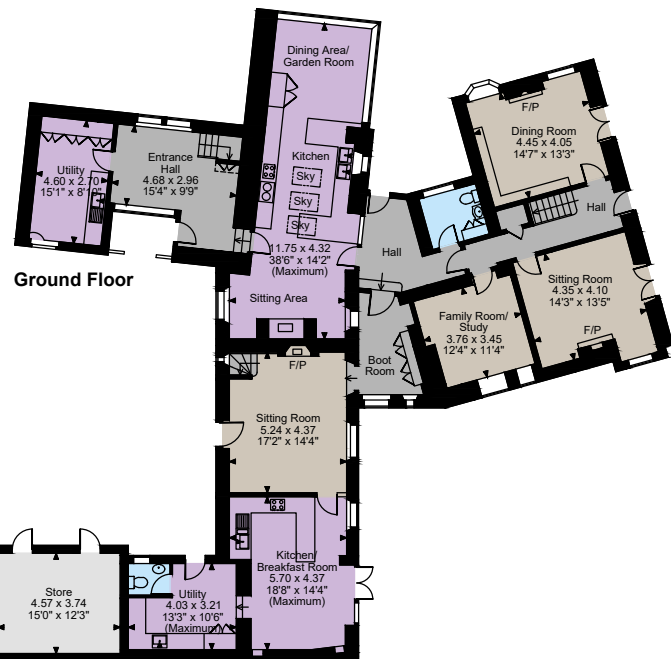
## Nearby Schools

- Axminster Community Primary School
- Shute Primary School
- All Saints CofE Primary School
- Axe Valley Secondary Academy
- Colyton Grammar School
- Woodroffe School
- Perrott Hill Boarding School
- Blundells Independent School
- Exeter School
- Exeter Cathedral School
- Maynards School

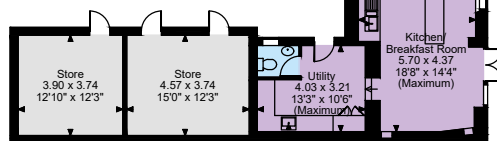




First Floor

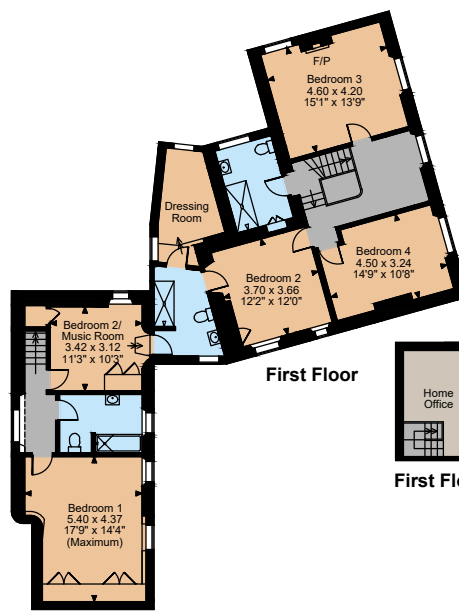


Ground Floor



Outbuilding

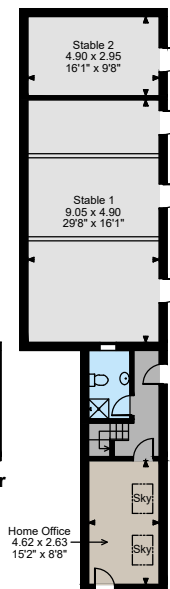
Annexe Ground Floor



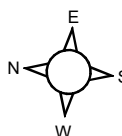
First Floor



First Floor



Home Office



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8650681/SS

## Floorplans

Approx house & cottage internal area  
4,333 sq ft (402 sq m)

Outbuildings internal area 1,243 sq ft (116 sq m)

Approx total internal area 5,576 sq ft (512 sq m)

For identification purposes only.

## Directions

EX13 7EA

what3words: ///lucky.cured.invents

## General

Local Authority: East Devon District Council

Services: Mains electricity and water, private drainage which we understand is compliant with current regulations. Ground source central heating. The annexe has oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: TBC

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

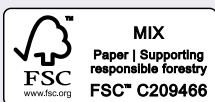
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP