



Waterhouse Farm

Membury

A beautifully presented country house with
direct river frontage and fishing rights, set in
approximately 71.9 acres

Membury 1 mile, Axminster 5 miles, Lyme Regis 10 miles, Taunton 16.5 miles, Exeter 25 miles

Features:

Reception hall | Sitting room | Study | Library | Kitchen/
dining/family room | Larder | Utility room | Boot room | Two
cloakrooms | Principal bedroom with en suite shower room
Four additional double bedrooms | Two family bathrooms
EPC: D

Annexe with sitting room and two en suite bedrooms | Large
barn | Beautiful gardens | Greenhouse | Wildlife pond Pasture
Direct river frontage with fishing rights

Approximately 71.9 acres in total





The property

Waterhouse Farm is a beautifully presented country house with exquisite views, situated in a private position within its own land of approximately 71.9 acres. The property comprises five good-sized double bedrooms, along with four spacious reception rooms, in total providing approximately 3,434 sq. ft. of accommodation. The house has been exceptionally well-maintained and has appealing features throughout including oak floors, wood burners, high ceilings and large sash windows which take in spectacular views.

On the ground floor there is a welcoming central reception hall which gives access to the reception rooms. There is a large sitting room with an open fireplace, a library with bespoke fitted bookshelves and a wood burner, plus a well-proportioned study. A newer extension to the house adds a fabulous open plan kitchen/dining/living space which features a stylish fitted kitchen, an Everhot, kitchen island/breakfast bar, high quality integrated appliances and a limestone tiled floor. A wood burner creates a focal point at one end of the room and beautiful views can be appreciated from the large windows and French doors which open out to a paved garden terrace. A walk-in larder, utility room, two W.C.s and a boot room complete the ground floor accommodation.

There are five double bedrooms, three on the first floor and two on the second floor. The principal bedroom has the benefit of a large en suite shower room, whilst the other bedrooms are serviced by two well-appointed family bathrooms. Throughout the first and second floor accommodation, yet more wonderful views can be enjoyed.

Outside

The property has beautiful gardens and grounds. Landscaped gardens immediately surround the property with lawns, box hedging and wildflower meadows, plus a wide variety of all-seasons colourful planting. A raised terrace is perfectly situated for enjoying the outlook and there is a very attractive traditional greenhouse.









The Barn

Established trees provide total privacy. Further from the house is a large pond which creates an idyllic haven for wildlife and birds, whilst the remaining land comprises fields of pasture, in total amounting to approximately 71.9 acres. An exquisitely pretty river, the River Yarty, meanders through the northern field and at the edge of the western boundary. The property has the benefit of fishing rights along the entire owned bank.

Waterhouse Farm also has the benefit of a number of outbuildings, one of which comprises beautifully presented annexe accommodation providing two double bedrooms with en suite shower rooms and a spacious sitting room with a wood burner. A raised terrace accessed from one of the bedrooms provides an excellent space to enjoy the superb vistas. Behind the annexe there is also a large stone-built barn, currently used for storage.

Location

Waterhouse Farm is situated in a secluded rural position approximately a mile from the small East Devon village of Membury. The village has a number of amenities including an active Village Hall, post office, primary school and a church. The surrounding countryside is 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 approximately five miles away. The town provides a wide range of facilities including local shops, pubs, restaurants, schools, a small hospital, library, Post Office, GP surgeries, dental surgeries and a veterinary surgery. Slightly further afield, the lively town of Lyme Regis is just ten miles away with its famous Cobb harbour, extensive recreational and shopping facilities, pubs, restaurants, cafes, a cinema and a good range of educational options. Taunton, approximately 16.5 miles away, provides 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 10 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.

Directions

The postcode EX13 7TJ will take you to the property using a satellite navigation system.

General

Local Authority: East Devon District Council.

Services: Mains electricity. Private water and septic tank drainage which we understand is compliant with current regulations. Oil fired central heating.

Rights of Way: There is a public footpath across part of the land. Further information is available from the vendor's agent.

EPC rating: D

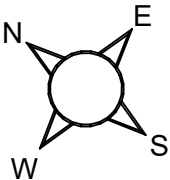
Tenure: Freehold

Council tax: H

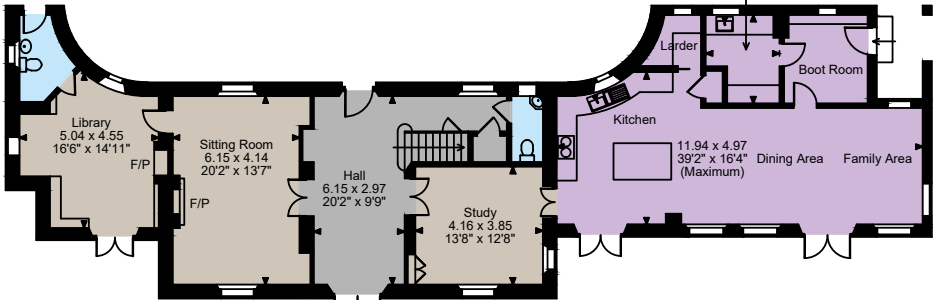
Guide Price: £2,750,000



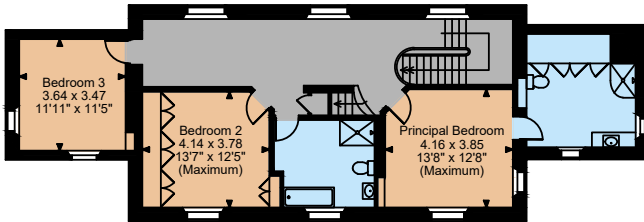
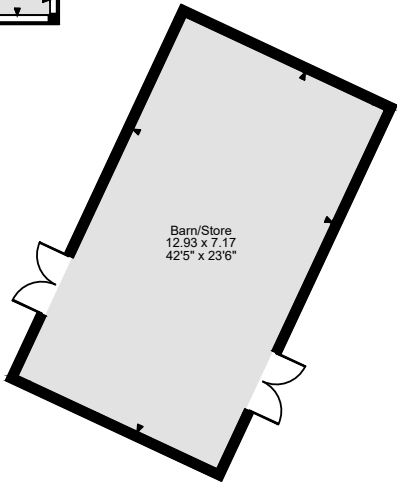
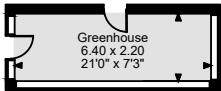
Waterhouse Farm, Axminster, Devon
 Main House internal area 3,434 sq ft (319 sq m)
 The Barn internal area 1,088 sq ft (101 sq m)
 Barn & Greenhouse internal area 1,150 sq ft (107 sq m)
 Total internal area 5,672 sq ft (527 sq m)



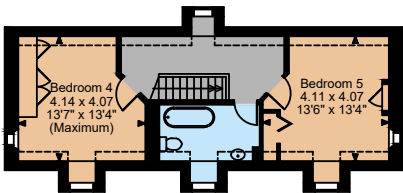
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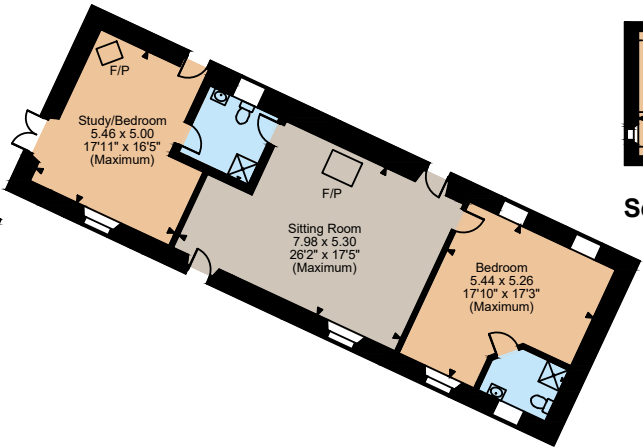
Ground Floor



First Floor



Second Floor



The Barn

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

□ □ □ □ Denotes restricted head height

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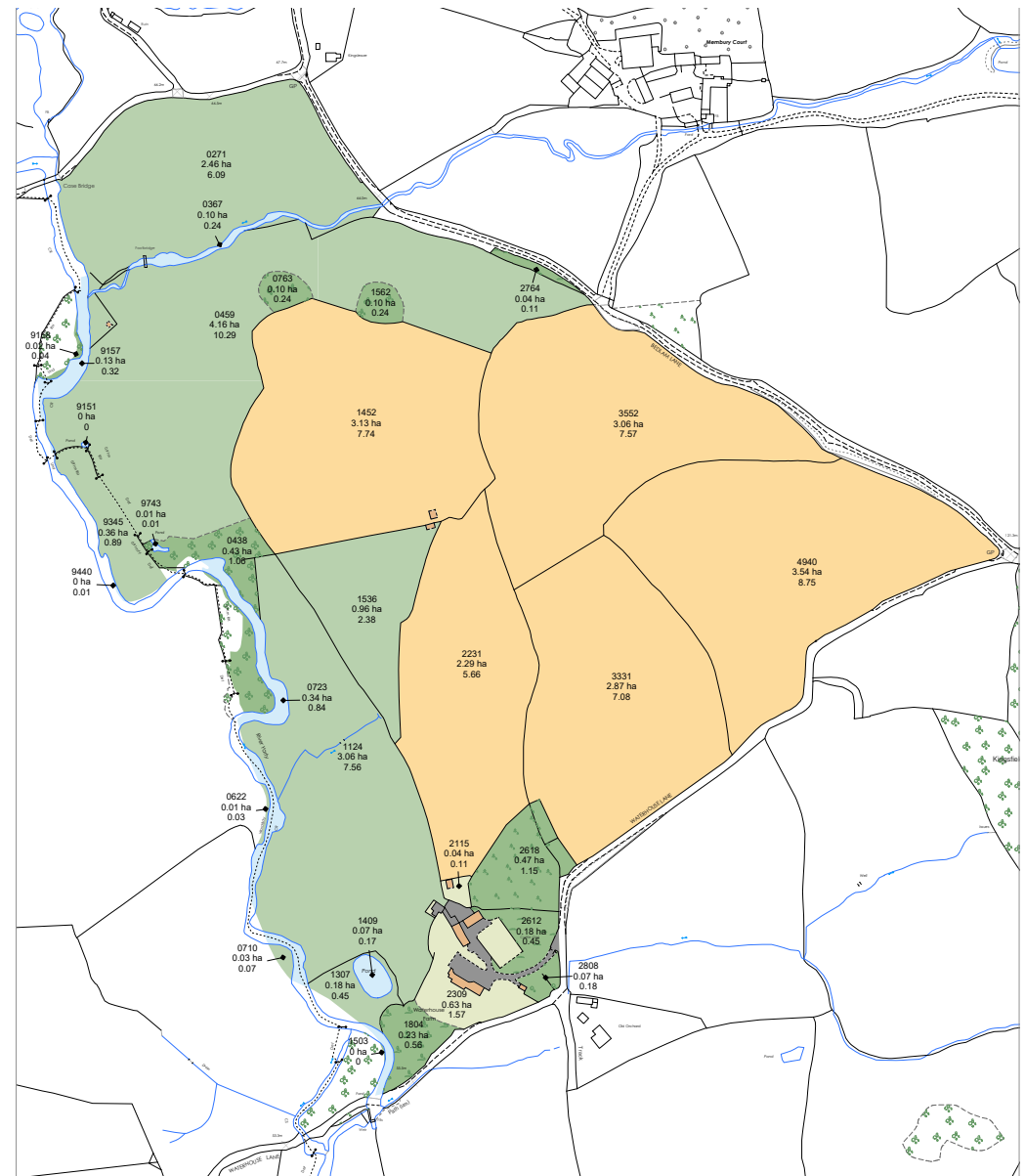
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Waterhouse Farm

Total Area (29.07 ha / 71.86 ac)

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