



Magnolia Cottage

Membury, Axminster, East Devon. EX13 7TF

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A beautifully presented, attractive detached 4 bedroom cottage located in the popular village of Membury with off road parking, gardens and timber shed/workshop.

- Masses of character with original beams & window seats
- Beautiful well-proportioned sitting room
- Large second reception room with a wood burner
- Bespoke quality kitchen/breakfast room, utility room and separate WC
- 4 good-sized bedrooms, principal en-suite and a modern family bathroom
- Lovely gardens and a large patio area
- Detached timber shed/workshop
- Fabulous far-reaching countryside views

Guide Price £575,000

SITUATION

Magnolia Cottage is located on the outskirts of the picturesque village of Membury; a scattered village within the Blackdown Hills Area of Outstanding Natural Beauty. The village has a Primary School, ancient Parish Church and Village Shop/Post Office.

The market town of Axminster lies approximately 3.5 miles to the south-east and has an extensive range of shops and eateries. It also has a main line rail link to London (Waterloo).





The World Heritage Coastline, known as the Jurassic Coast at Lyme Bay is some 9 miles to the south and access to the A303 is approximately 9 miles to the north.

The busy market town of Honiton is also some 9 miles to the west and has a good range of shops and mainline rail link to London (Waterloo). Exeter, the Cathedral City, has excellent shopping facilities and a mainline rail link to London (Paddington), international airport and M5 access and lies some 28 miles west. The well-renowned Colyton Grammar School, one of England's top mixed state schools lies some 9 miles away.

THE PROPERTY

Magnolia Cottage offers all the benefits of modern living coupled with period charm and features including a lovely fireplace to the 22' reception room, beamed ceilings to the principal ground floor rooms, solid wood latched doors, oak floors and countryside views to the front.

The property is presented in excellent order with well-proportioned accommodation and the benefit of oil-fired central heating, double glazing and new soffits and bargeboards. There are also plenty of fitted cupboards offering a good degree of storage space and the layout works particularly well with the utility room and cloakroom adjacent to the kitchen.

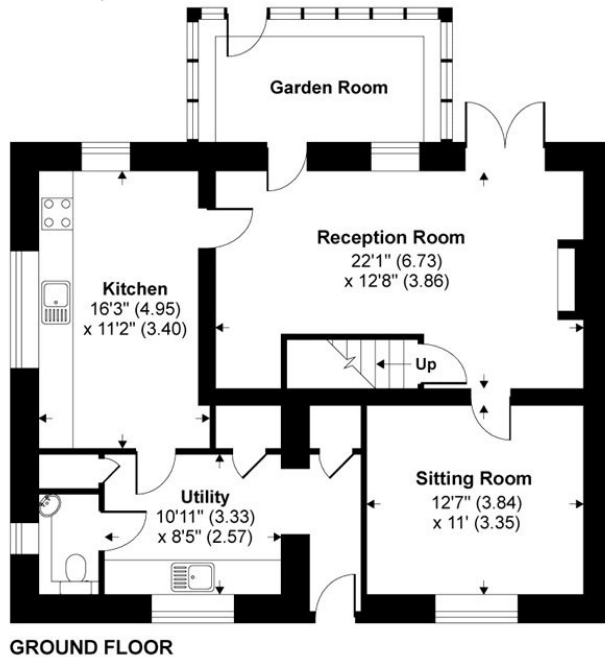
Upstairs are four bedrooms, three of which are good-sized doubles and the principal having the benefit of fitted cupboards and an ensuite shower room. There is also a family bathroom with modern white bathroom suite incorporating a Jacuzzi-style bath with new shower over.

OUTSIDE

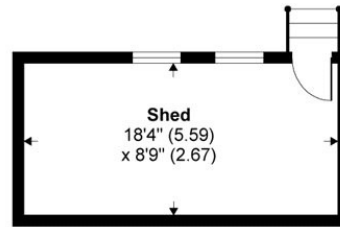
The property has a good sized gravelled parking area accessed from the lane and a sunny patio to the front which is further enhanced with planted borders. Wide steps rise to the rear garden which is mainly laid to lawn with some rural views and mature shrubs and trees offering a good degree of privacy. To the corner is a large shed/workshop with power and light (measuring approximately 18'4 x 8'9).



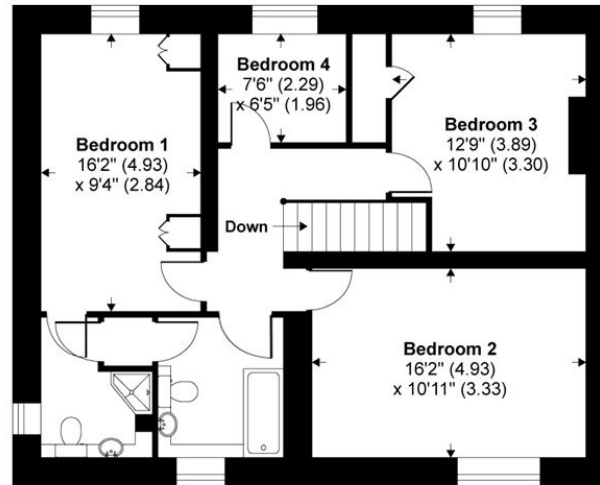
Magnolia Cottage, Membury, Axminster, EX13



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

TOTAL GROSS INTERNAL FLOOR AREA 1845 SQ FT 171.4 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 1684 SQ FT 156.4 SQ METRES
OUTBUILDING INTERNAL FLOOR AREA 161 SQ FT 14.9 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DIRECTIONS

From Honiton take the A35 in an easterly direction towards Axminster. Follow this road through the villages of Wilmington and Kilmington, bearing left on to the B3261 road signposted Axminster. After approximately 0.5 mile, turn left signposted Membury, and carry straight on at Four Cross into Uphay Lane/Membury Road. Follow this north for about 2 miles, past Castle House, turning left signposted Membury at Star Cross. Magnolia Cottage will be found after a few hundred yards on your left hand side, just past Heath Common.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616

Tax Band: E

TENURE

We are advised that the property is Freehold

ENERGY PERFORMANCE CERTIFICATE

Rating: E

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