



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Boshill Cross, Axmouth, Devon**

**£1,495,000 Freehold**





## PROPERTY DESCRIPTION

A superb and spacious modern Country House, located in a stunning position with outstanding panoramic views over the Axe Valley. Constructed in 1988, with stone and part colour washed rendered elevations under a slate roof, the spacious and versatile accommodation amounts to just over 5,000 square feet. The accommodation briefly includes; up to six bedrooms, with three en-suites, two/three receptions rooms, kitchen breakfast / family room, utility and a one bed annexe, comprising; a kitchen, reception room, dining area and a double bedroom with an en-suite.

This wonderful family home, sits in an elevated position, with landscaped gardens and grounds, amounting up to approximately 3.5 acres, this includes one/ two paddocks, a swimming pool, a spacious barn, and ample onsite parking.

## FEATURES

- A Superb and Spacious Country House
- Outstanding Panoramic Views
- Over 5,000 Square Feet Of Accommodation
- Up to 3.5 Acres Of Land
- Annexe Providing Potential 'Airbnb' Income
- Up to 6 Bedrooms, With 3 en-suites In The Main Accomodation
- 1/2 Paddocks and a Swimming Pool
- Ample Onsite Parking
- Large Barn and Store
- Landscaped Gardens and Grounds





## ROOM DESCRIPTIONS

### The Property:

The Property has the usual attributes of double glazed windows and gas fired central heating, and comprises; a spacious entrance hall, with double storage cupboard, a ground floor shower room, and door to study, presently used as bedroom six, with easy rising stairs to the first floor.

Glazed doors give into the principal reception rooms, with the dual aspect sitting room having lovely views, and a fireplace. The separate formal dining room, with sliding patio doors giving access to the veranda and gardens, with the same outstanding views as the sitting room.

The dining room leads through to the kitchen breakfast / family room, which again has sliding doors providing access to the gardens. The kitchen has been fitted with a matching range of wall and base units, and has a range of appliances, including range cooker, dishwasher, a ceramic hob and further double oven and microwave. Door through to the comprehensively re-fitted utility room, with twin American style fridge freezers, wine cooler, dishwasher, washing machine and tumble dryer, and has a door leading to a side porch, and the side garden.

### Annexe

The recently refurbished annexe has its own external access, as well as a door from the entrance hall. The accommodation comprises; a good sized L shaped living room, recently fitted kitchen with appliances, and a double bedroom with an en-suite. Suitable for a relative or 'airbnb'.

### The First Floor:

Stairs rise from the entrance hall, to the large galleried landing, that provides a further reception space, and a large walk in airing cupboard, with twin hot water cylinders. The principal suite benefits from the truly outstanding panoramic Axe Valley views, and has a range of built in wardrobes, with a door through to a dressing room, with further range of built in wardrobes and a door to the en-suite.

There are four further double bedrooms, two benefiting from en-suite bathrooms, together with a family bathroom.

### The Gardens and Grounds:

The property is approached through twin entrance gates, and over a rising tarmac entrance drive, into a large gravelled forecourt, that provides an ample turning circle and parking for a number of vehicles.

At the side of the entrance forecourt, a rising tarmac driveway, gives access to an enclosed paddock and a large storage barn, which was formerly used as a stable, and is approximately 45 foot long, by 22 foot wide, that presently is used as a garage, but also has a number of other potential uses.

From the entrance forecourt, a gravelled pathway continues round to an arched timber gateway, which gives access to a side garden and separate external access to the annexe. The pool courtyard, has an excellent sized heated swimming pool, with a separate pool house.

There is an extensive paved patio running the width of the property, and accessed from the kitchen, dining room, and swimming pool courtyard. The patio fronts an extensive area of lawn, edged by mature planting, which provides quite outstanding views, and makes a magnificent setting for al fresco dining and entertaining.

A gravelled path leads down to the lower paddock, which would be suitable for horses, and is available by separate negotiation. On the other side of the lawn, a mature hedge screens a further parking and turning area, which has a double gate, giving vehicle access to the lower paddock.



### Location:

Boshill House sits in an elevated position, on the northern outskirts of Axmouth, and is surrounded by beautiful countryside. Axmouth is a delightful village located on the River Axe estuary and only a short level distance from the Jurassic Coast, South West Coastal Path, sea front and beach in Seaton.

This charming village has numerous period properties, a church and two excellent pubs; The Harbour and The Ship Inn.

There is a yacht club in Seaton, together with Axe Cliff golf club, with further golf clubs at both Sidmouth and Lyme Regis. There is a range of excellent schooling facilities, including Colyton Grammar School.

Communication links are good, with the A30 in Honiton, providing links to the M5 and Exeter Airport, and there is a mainline train station at Axminster which is just over 6 miles away.

### Council Tax

East Devon District Council; Tax Band F - Payable 2023/24: £3,332.27 per annum.

### Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

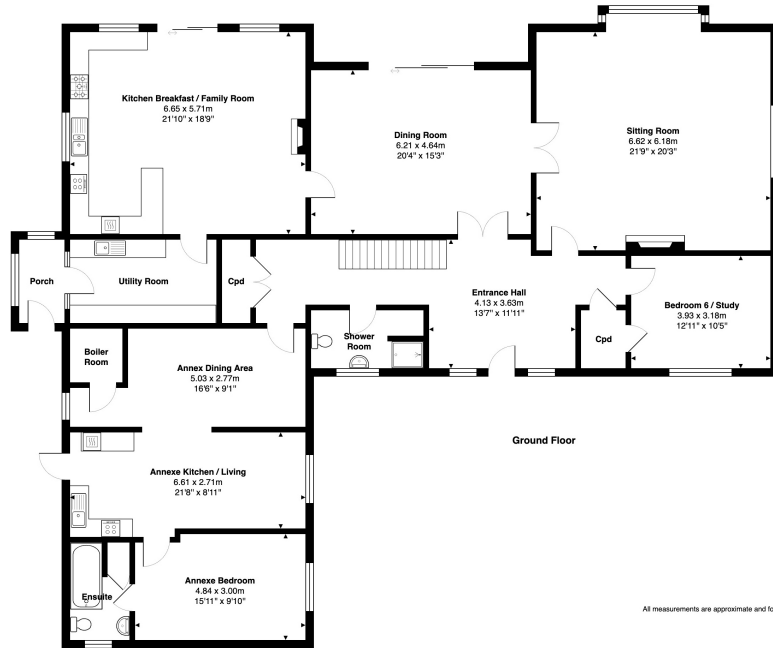
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### Opening Hours

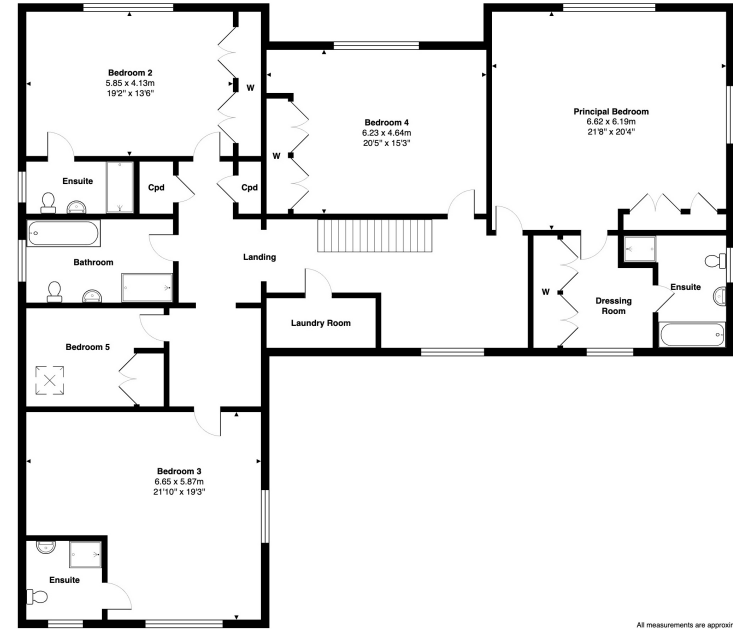
Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195  
Client Money Protection provided by Propertymark: C0124251

Boshill House, Lane Past Boshill House, Axmouth, EX12 4BL



All measurements are approximate and for display purposes only



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