

St Marys Trinity Hill Road,Axminster EX13 5SL

fox & sons

welcome to

St Marys Trinity Hill Road, Axminster

Fox & Sons are truly privileged to present to the market this breathtaking two-bedroom middle floor apartment, an exceptional home steeped in charm and character, set within a captivating period conversion of a former schoolhouse in the sought-after Trinity Hill area.

Front Garden
The approach to the property is nothing short of enchanting with a delightful bridge that leads gracefully to the front porch and private entrance, adding a storybook quality to your arrival home.

The front garden is truly special - a welcoming lawn creates a sense of openness and calm whilst a charming patio area provides an inviting space for relaxation or al fresco dining, all framed by a combination of characterful stone walls and timber fencing that offer both privacy and a sense of rustic charm.

The garden itself is rich with mature character, featuring an abundance of established plants, vibrant flowerbeds and productive vegetable beds laid out across gentle terraces, and a tapestry of hedging and fruit trees that provide both colour and seclusion throughout the seasons.

Tucked within this idyllic setting is a charming summerhouse — perfect as a peaceful retreat, creative space, or simply a place to sit and soak in the tranquil surroundings.

Entrance Hallway
Entered via wooden front door with double glazed panel, built in storage cupboard housing wall mounted fuseboard, electric radiator, ceiling light point

Utility Cupboard
Built in cupboard with shelving and space to house washing machine

Kitchen
uPVC double glazed window to side aspect, range of wall and base units with granite worktop over and tiled splashback, stainless steel drainer sink, integrated mid-height electric oven and grill, induction hob, space for fridge/freezer and dishwasher, built in shelving and storage unit, stylish feature flooring, spotlights

Lounge
uPVC double glazed south facing windows, uPVC double glazed west facing window, stone fireplace with slate tiled hearth, space for dining area, electric radiators, ceiling light point

Bedroom One
uPVC double glazed windows to front and side aspects, built in storage cupboard/wardrobe, electric radiator, ceiling light point

Bedroom Two
uPVC double glazed window to side aspect, built in desk and shelving, electric radiator, ceiling light point

Bathroom
Walk in shower set within tiled surround, vanity unit with hand wash basin, low level WC and storage with tiled splashback above, heated towel rail, stylish feature flooring, recess housing water tank, spotlights

Garage And Parking
Private garage with extra off road communal parking

Location
The property is approached by a long and imposing tree-lined drive of nearly ¾ mile, through coniferous and deciduous woodland, bordered with rhododendrons. Retaining period character features throughout typical of its age, Flat 2 St. Marys









occupies a superb location set within Trinity Hill Forest managed by the forestry commission, offering peaceful living whilst being within easy reach of both the beautiful coastal town of Lyme Regis and the historic market town of Axminster, and its mainline railway station serving London and Exeter

Adding to its unique allure, the property stands upon land believed to have once housed an ancient monastic centre known as St. Mary's, reputed to have been a modest outpost of Glastonbury. Echoes of this rich heritage remain, with parts of the original walls and garden terraces still thought to endure, lending a profound sense of history to the surroundings. In more recent decades, St. Mary's served as the cherished home of High Wych School, which relocated here in 1953 and remained until the early 1980s, before this distinguished building was thoughtfully transformed into just three exclusive apartments.

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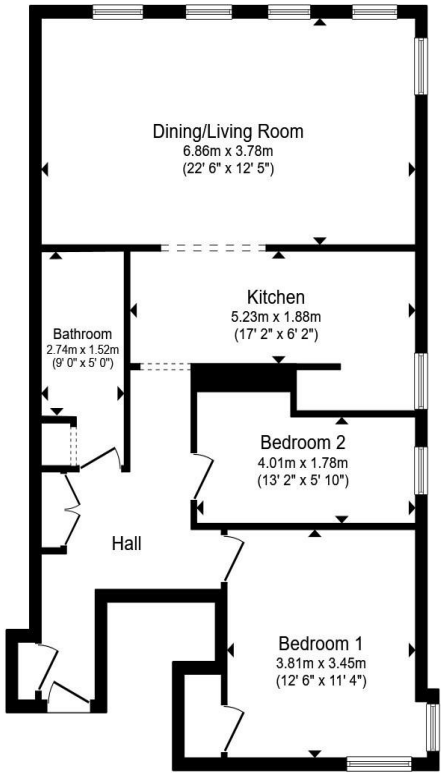
St Marys Trinity Hill Road, Axminster

- STUNNING TWO BEDROOM MIDDLE FLOOR APARTMENT
- NO ONGOING CHAIN!
- COUNCIL TAX BAND C
- BEAUTIFULLY APPOINTED
- SET WITHIN PERIOD MANOR HOUSE CONVERSION

Tenure: Leasehold EPC Rating: D
Council Tax Band: C Service Charge: 1200.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£245,000



Total floor area 78.6 m² (846 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
AXM105137 - 0007

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fox & sons

01297 32323

axminster@fox-and-sons.co.uk

West Street, AXMINSTER, Devon, EX13 5NU

fox-and-sons.co.uk

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