



## Manor House

Combpyne, Axminster, Devon, EX13 8SX

£995,000

EPC: E Council Tax: F Tenure: Freehold Bedrooms: 4 Reception Rooms: 3 Bathrooms: 3

FINE & COUNTRY

# KEY FEATURES

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- Charming Grade II Listed 16th-Century Home full of character and history
- Four bedrooms, three reception rooms, and three bathrooms – ideal for families or couples
- Beautiful 2.7 acres of gardens and woodland with level lawns, mature trees, and tranquil spaces to explore
- Peaceful setting in the heart of Devon, just 4 miles from the beach at Lyme Regis
- Additional driveway and large parking area offering potential for garaging or workshops (STC)
- Partly attached to its neighbouring property while retaining excellent privacy and seclusion







## SELLER INSIGHT

“ Manor House found us when we were giving the housing market a much-needed rest whilst on holiday locally.

The moment we walked through the door we were aware of the warmth and peace. This unmistakable atmosphere has continued over the last 15 years.

The beautiful garden brought joy and fruitful fulfilment to our retirement years. Finally, the peace and genuine friendliness of the village is priceless.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# STEP INSIDE

## Manor House

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Manor House offers the best of both worlds – a tranquil setting often described as the perfect slice of Devon, yet only 4 miles from a walk on the beach at Lyme Regis. Dating back to the 16th century, this Grade II listed home is rich in character and history.

High ceilings, abundant natural light and generously proportioned rooms are a hallmark of this delightful home. A formal dining room, complemented by a separate breakfast room, offers flexible dining options for both family gatherings and more intimate occasions.

The beautifully appointed kitchen, with its impressive dual-control electric Aga, provides a warm and inviting focal point — a true centrepiece to the home. From here, a stable door opens onto a patio with views stretching down the garden, perfect for alfresco dining or morning coffee. A discreet utility cupboard ensures everyday essentials are neatly tucked away.

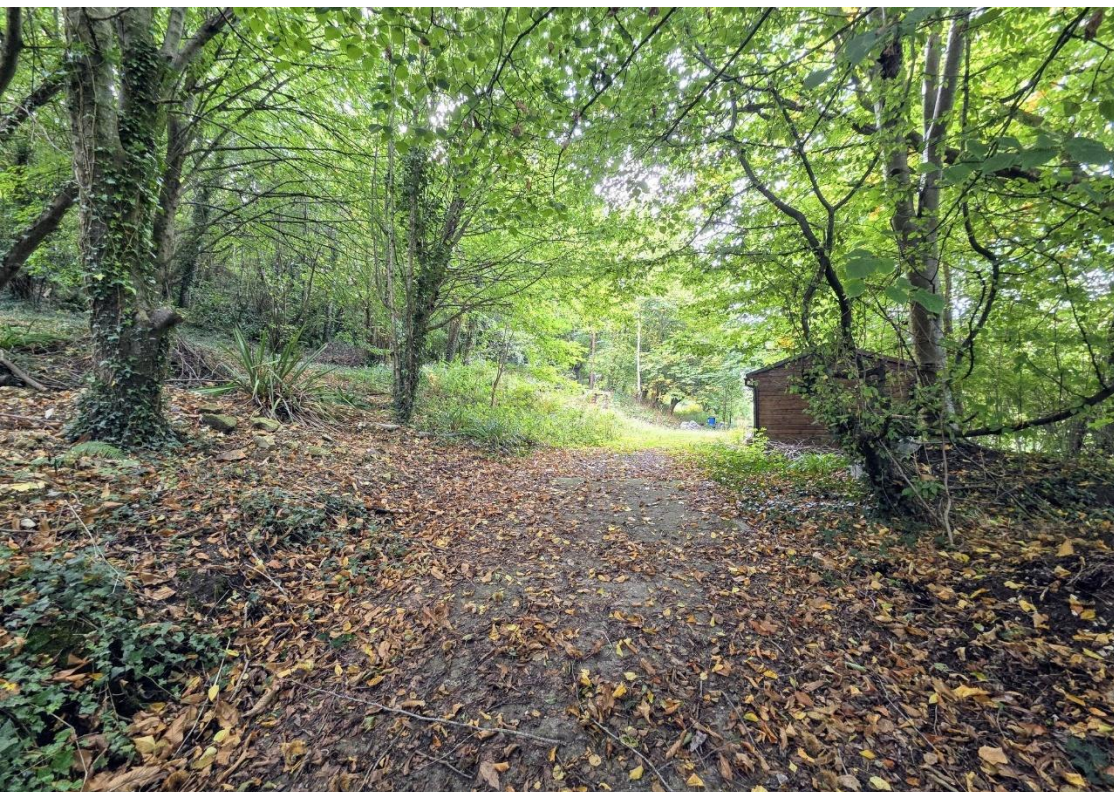
The sitting room is an inviting space to unwind, featuring an inglenook fireplace with wood burner, ideal for cosy evenings, or simply a spot to enjoy a book and admire the outlook from the attractive front aspect.

Upstairs, the character of Manor House continues to shine.

The principal bedroom is a generous retreat where history meets comfort, featuring a striking moulded stone arch and a stained-glass window that reflect the home's heritage. Despite its historic features, it remains a practical and inviting space with built-in wardrobes and an en-suite bathroom.

The three additional bedrooms are all spacious doubles, each with its own character and charm. The second bedroom is especially appealing, with views across the gardens and the added benefit of an en-suite shower room. A further well-appointed shower room serves the remaining two bedrooms.





# STEP OUTSIDE

## Manor House

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Sitting in a beautiful position opposite the historic village pond (known locally as Combpyne Harbour), The Manor House enjoys private, secluded gardens and woodland extending to 2.7 acres. A convenient driveway sits alongside the house, complete with an EV charging point. The gardens immediately surrounding the house are level and beautifully landscaped, with lawns bordered by established shrubs, trees, and flowering plants.

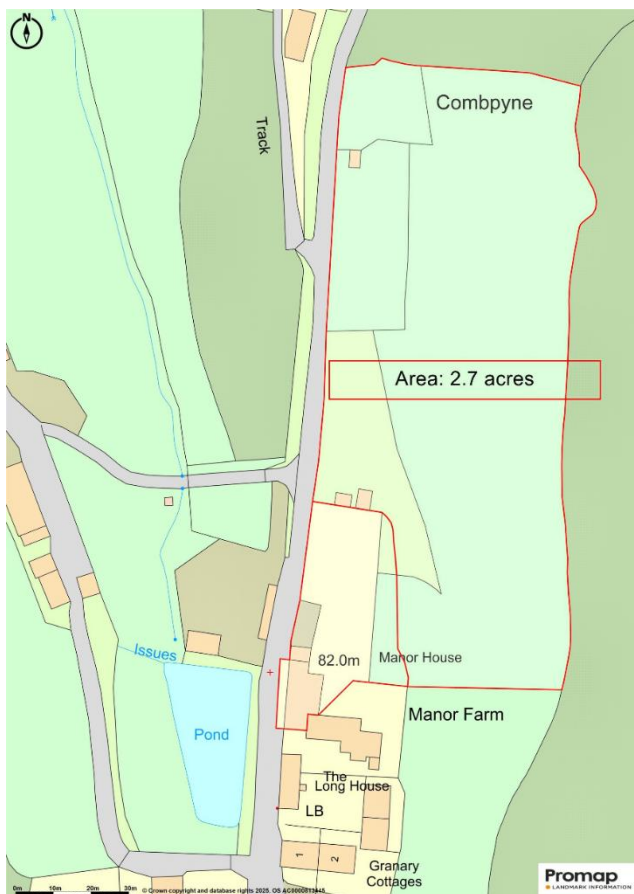
Pathways meander through the grounds, leading to terraced areas of woodland that run the full length of the property — a haven for wildlife and a place of complete tranquillity. One of the lower pathways, known as The Nuns' Walk, pays homage to the property's historical and ecclesiastical past. As you wander past the summerhouse, a stone archway opens into a productive area of garden set aside for fruit and vegetables, complete with a useful store and workshop. At the far end of the grounds, a large level area with a concrete driveway and gated access to the road offers additional opportunities for garaging, workshops, or further development (subject to any necessary consents).

## LOCATION

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Tucked away in a peaceful valley, just 4 miles from Lyme Regis, Combpyne offers peace, quiet and close contact with nature. With easy access to the Jurassic Coast, you're never far from dramatic cliffs, sandy beaches, fossil hunting adventures and coastal paths that stretch for miles.

Families are well-served with a fantastic selection of schools nearby. The highly regarded Colyton Grammar School is just a short distance away, alongside The Woodroffe School in Lyme Regis, offering comprehensive education through to Sixth Form. For younger children, Mrs Ethelston's C of E Primary Academy in Uplyme provides a strong foundation within a caring community setting. Together, these schools offer an excellent range of educational opportunities from primary right through to A-levels.



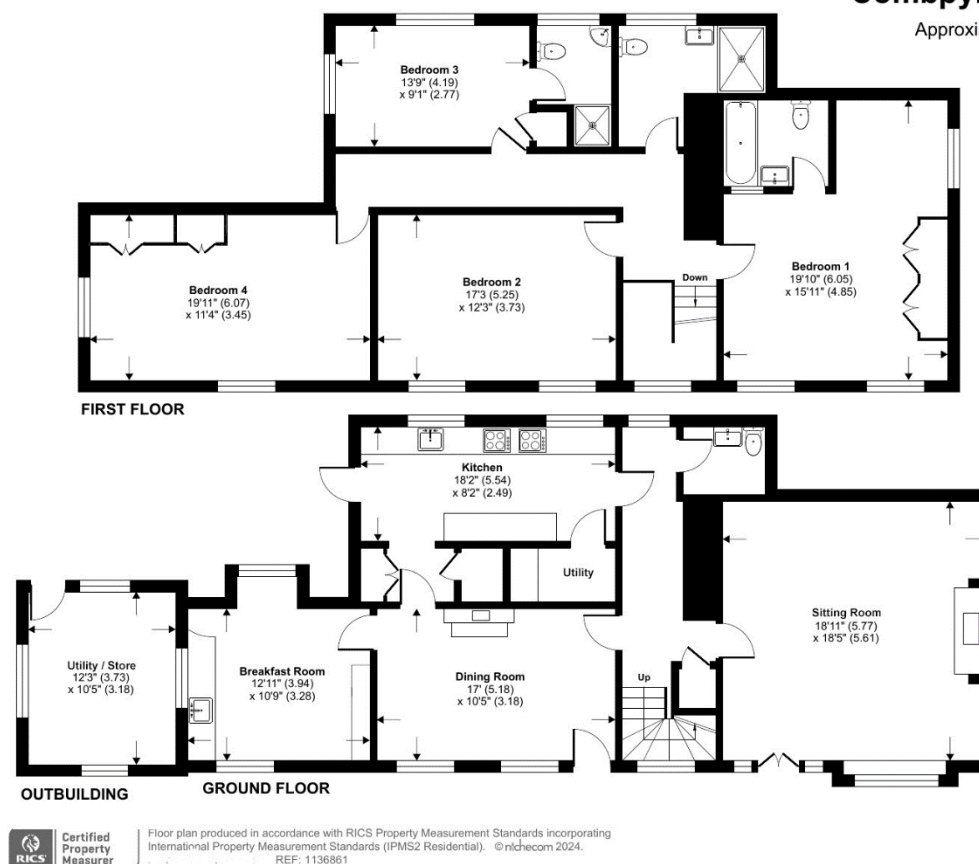
## Combpyne, Axminster, EX13

Approximate Area = 2378 sq ft / 220.9 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 2508 sq ft / 232.9 sq m

For identification only - Not to scale



**SERVICES** - Recently installed private treatment system. Mains electricity, water and Oil central heating. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>.

**DIRECTIONS** – Using **WHAT3WORDS** ///younger.flamenco.nozzle

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>





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