



HARTGROVE HOUSE

Musbury, Devon



AN IMPRESSIVE COUNTRY RESIDENCE IN AN IDYLIC SETTING

Hartgrove House is set in the heart of 7.25 acres within an Area of Outstanding Natural Beauty along the Jurassic Coast. The landscaped gardens have a stunning panoramic view across the Axe Valley, with distant views of Lyme Bay stretching towards Torquay.

Summary of accommodation

Ground Floor: Reception hall | Guest cloakroom/WC | Drawing room | Dining room | Sitting room | Kitchen/breakfast room
Utility room | Garden room | Integral double garage with integral gardener's WC

First Floor: Landing | Principal bedroom with walk-through dressing room & en suite bath & shower room
Three guest double bedrooms with en suite shower rooms | Two further guest bedrooms | Family bath and shower room

Outbuildings, Garden & Grounds: Parking | Garden store with attached greenhouse | Workshop | Garden | Kitchen garden | Woodland

In all about 7.25 acres (2.93 hectares)

Distances: Uplyme 1.5 miles, The Woodroffe School 2 miles, Lyme Regis town centre 3 miles
Axminster (Waterloo 2 hours 40 minutes) 3.5 miles, Colyton Grammar School 6 miles, Exeter Airport 25 miles
(All distances and times are approximate)

SITUATION

Whilst offering seclusion and privacy, Hartgrove House is certainly not isolated, being close to the local village of Uplyme and the seaside towns of Lyme Regis and Seaton. Here one can find all the usual amenities, including grocery shops, medical, dental and veterinary surgeries, as well as a wide variety of boutique retailers and other local businesses. There are a multitude of traditional pubs and local restaurants, as well as fine dining establishments including the Alexandra Hotel and River Cottage. Lyme Regis hosts an annual Regatta and Carnival, as well as festivals for music and art. Naturally, there are many outdoor activities including fishing, boating, golf, and incredible coastal walks. For transport links, the A35 is within a 2-minute drive, offering easy access to Axminster, Honiton, and Bridport. There is a direct mainline rail service from Axminster to London Waterloo taking approximately 2 hours and 30 minutes. Exeter Airport is only a 35-minute drive away. The area also offers a wide selection of highly regarded schools for both the state and independent sectors, including Colyton Grammar and Woodroffe School.

THE PROPERTY

There is no doubt why the location of Hartgrove house was chosen as the spot for a significant country house. This country house enjoys an elevated position that provides unique and magnificent south westerly views across the Axe valley and unspoilt countryside.

The house dates back to the 1930s and has been extended and fully renovated to a high standard by the current owners. It has been thoughtfully designed to allow a practical layout for cosy family living, as well as providing a luxurious and spacious environment for entertaining, through purposely designed, well-proportioned reception rooms. The contemporary neutral décor throughout allows for turnkey living, while also easily enabling prospective buyers to add their own personal style.



The kitchen and all four reception rooms have French doors which open onto a large terrace which enjoys the south westerly views and is ideal for entertaining guests. Upstairs five bedrooms enjoy the panoramic countryside views whilst the sixth bedroom has a peaceful rural view across the front lawn towards the woodlands.



The principal bedroom suite occupies the West wing of the property. The bedroom itself has large picture windows on three sides providing unrivaled 180 degree views of the grounds and countryside beyond.





OUTSIDE

As you enter the long driveway flanked by rhododendrons and camellias, you will be treated to teasing glimpses of the impressive property. The drive opens out to a tarmac parking area with space for several cars adjacent to the large double garage. The beautifully maintained gardens have been divided into themed areas, including a Japanese garden with a gazebo, sunken rose garden with a fountain, sundial garden, and a winter garden. These provide colour from December throughout the year, from the numerous camellias, magnolias, rhododendrons, hydrangeas, roses, and herbaceous plants. To the north of the site, there is a thick belt of mature woodland and a large multipurpose workshop. On the eastern side of the house there is a substantial garden store with an attached white UPVC conservatory style double glazed greenhouse. Nearby there is a kitchen garden with raised beds.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water & electricity. Private drainage. Oil-fired central heating.

Local Authority: East Devon District Council (www.eastdevon.gov.uk)

Council Tax: Band G

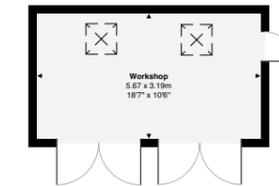
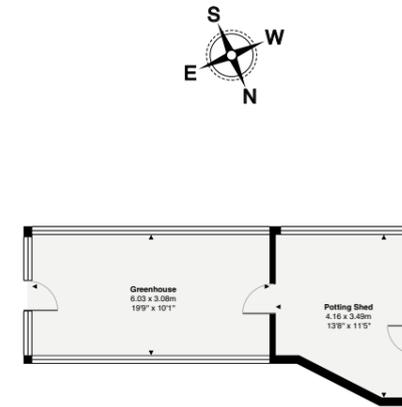
EPC Rating: D

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP

DIRECTIONS

Postcode: EX13 8TB / **What3Words:** ///narrates.bunkers.quoted.

Heading east on the A35 towards Charmouth, about one and a half miles east of Axminster, turn right onto Trinity Hill Road, just after passing the 40 mph sign. Drive along Trinity Hill Road for one and three quarter miles to a small crossroads. Hartgrove House is the first property immediately on the left after the crossroads.



Approximate Gross Internal Area
473.1 sq m / 5093 sq ft (excluding outbuildings)



Ground Floor
Area: 259.6 m² ... 2794 ft²



First Floor
Area: 213.5 m² ... 2299 ft²

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

I would be delighted
to tell you more.

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