

MIDDLEMOOR

gth

MEMBURY





Middlemoor

Membury, Axminster, EX13 7JS

Axminster 4.1 miles, Chard 5.7 miles, Honiton 12.6 miles

2 3 1 203.8 m²

A secluded country residence in over eight acres of private grounds.

Freehold

Offers In Excess Of £735,000

DESCRIPTION

Middlemoor is an exceptional three bedroom detached period cottage, beautifully restored and set within more than eight acres of landscaped gardens and enchanting woodland. Approached via a long private drive and enjoying complete privacy with no near neighbours, it offers a rare combination of tranquillity, character and modern comfort in the heart of the Blackdown Hills National Landscape.

Property Overview

This charming flint fronted cottage has been thoughtfully refurbished to an impressive standard, blending original features with high quality contemporary finishes. The result is a warm, elegant and efficient home perfectly suited to those seeking a peaceful rural lifestyle without sacrificing modern conveniences. The property sits just minutes from the friendly village of Membury and only a short drive from Honiton's amenities, transport links and supermarkets.

Accommodation

The interior has been upgraded with meticulous attention to detail while preserving the cottage's period charm.

- High specification kitchen with Silestone worktops and modern fittings
- Triple glazed windows throughout
- Modern wood burning stove and enhanced insulation for year round comfort

- Original flagstone flooring and traditional flint exterior retained
- Light, welcoming living spaces with views across the gardens and woodland

The overall feel is one of understated luxury, combining heritage character with contemporary ease of living.

A Unique Rural Sanctuary

Middlemoor offers a lifestyle seldom found: complete seclusion, beautifully restored accommodation, and expansive private grounds—all within easy reach of village life and essential amenities. It is an exceptional country home for those seeking privacy, nature and refined rural living.

OUTSIDE

THE PROPERTY EXTENDS TO APPROXIMATELY 8.2 ACRES, OFFERING A RICH AND VARIED LANDSCAPE DESIGNED FOR BOTH ENJOYMENT AND BIODIVERSITY.

- Large garage and workshop with spiral staircase to a loft room—ideal as a study, studio or hobby space
- Landscaped gardens with mature planting and open lawns
- Extensive woodland, both established and newly planted, with meandering paths and quiet clearings
- Spring fed pond feeding a woodland stream along the eastern boundary
- Polytunnel, fruit cage, chicken run, and multiple sheds
- Fire pit area and seating spots throughout the grounds

NB. A public right of way exists through the woodland only, though there is no known physical **access** to it.

This is a rare opportunity for those seeking a private natural haven—perfect for gardening, small scale cultivation, wildlife watching or simply enjoying the peace of the countryside.

NB. PLEASE DO NOT OPEN THIS GATE OR ENTER THE FIELD WITHOUT PERMISSION FROM THE AGENT.

SERVICES & OUTGOINGS SERVICES & CONNECTIVITY

MIDDLEMOOR IS WELL EQUIPPED FOR MODERN LIVING:

- Mains electricity
- Private spring fed water supply
- Drainage via treatment plant
- Oil fired central heating
- Solar panels generating a feed in tariff of approximately £1,100 per annum



- Ethernet in all rooms (Cat6 network cables, 10GB compatible)

Council Tax: East Devon district council- Tax band E.

SITUATION

Middlemoor is located on the outskirts of the picturesque and scattered village of Membury in a very special and secluded location with a sunny southerly orientation. Membury has an active community centred around the village hall, primary school and pretty Church of St John Baptist. 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) and access to the A35.

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. Exeter, the Cathedral City, has excellent shopping facilities and a mainline rail link to London (Paddington), also from Taunton has the quick train to London which is 1hour and 44 minutes, 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.

DIRECTIONS

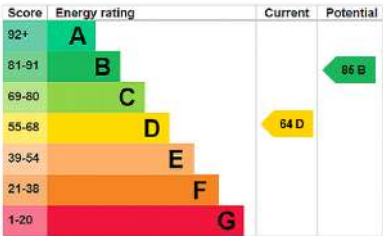
What3words:// looms.budding.scoop

ADDITIONAL INFORMATION

Broadband: Broadband is available- Basic 7 Mbps, Superfast 46 Mbps, Ultrafast (Starlink) 320 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from flooding.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

111 High Street, Honiton, EX14 1LS

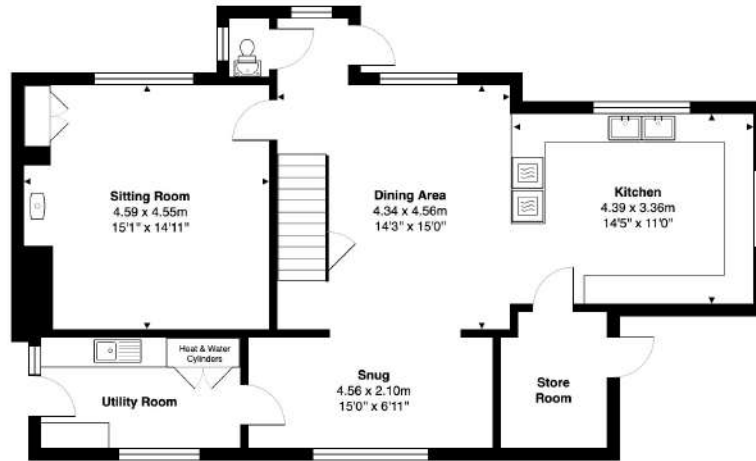
Email: residential.honiton@gth.net

Tel: 01404 46222 | Ref: HON240364

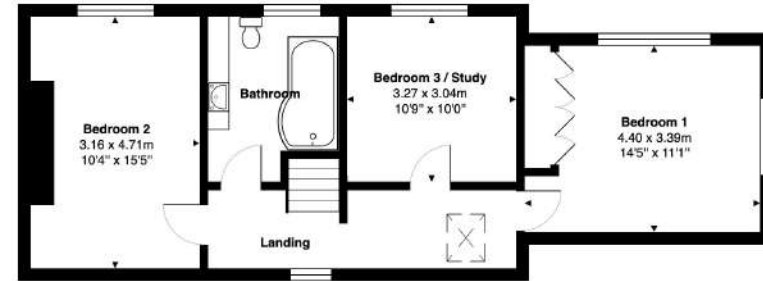
GREENSLADE TAYLOR HUNT
www.gth.net

MIDDLEMOOR

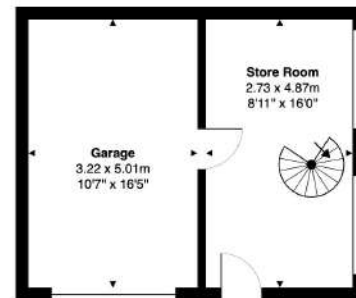
Middlemoor, Lane To Middlemoor, Membury, EX13 7JS



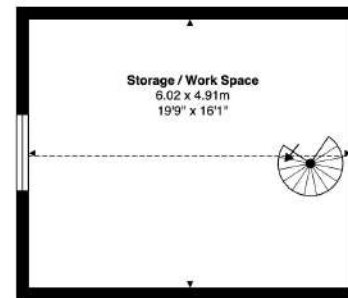
Ground Floor



First Floor



Ground Floor



First Floor

Total Area: 203.8 m² ... 2194 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

