

PETER RADICE

COUNTRY PROPERTIES

Country and Equestrian Property Specialists • Chartered Surveyors and Estate Agents

THE NEST, MEMBURY, DEVON



Price Guide: £ 310,000

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THE NEST

MEMBURY, AXMINSTER, DEVON EX13 7AE

*Axminster and Mainline Railway Station 4 miles,
World Heritage Jurassic Coast 12 miles,
Access to A303 (linking with M3) 5 miles*

A CHARMING DETACHED PERIOD COTTAGE PEACEFULLY SITUATED IN A POPULAR VILLAGE

- Blackdown Hills Area of Outstanding Natural Beauty
- Elevated position
- South-east facing
- Carefully renovated
- Beautifully presented
- Period features
- 2 reception rooms, 3 bedrooms
- Landscaped garden



The popular village of Membury lies in the beautiful unspoilt countryside of the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. It provides a post office/stores, village hall and primary school, with more comprehensive facilities available in Axminster which lies to the south.

The Nest is a charming detached period cottage which is peacefully situated well back from the quiet country lane from which it is approached. It enjoys a lovely outlook from its elevated south-east facing position. In recent years it has been carefully and tastefully renovated and extended and now provides most attractive accommodation.

Directions

From Axminster proceed north down Castle Hill over the railway and continue towards Membury. After about 3 miles turn left at Star Cross, signposted Membury. In the village turn right opposite the Post Office, taking the road which has a "weight limit" road sign. In about 100 yards, turn in right-handed and the cottage will be seen in front.

Viewing

By appointment with the agents at Taunton (01823) 602985.

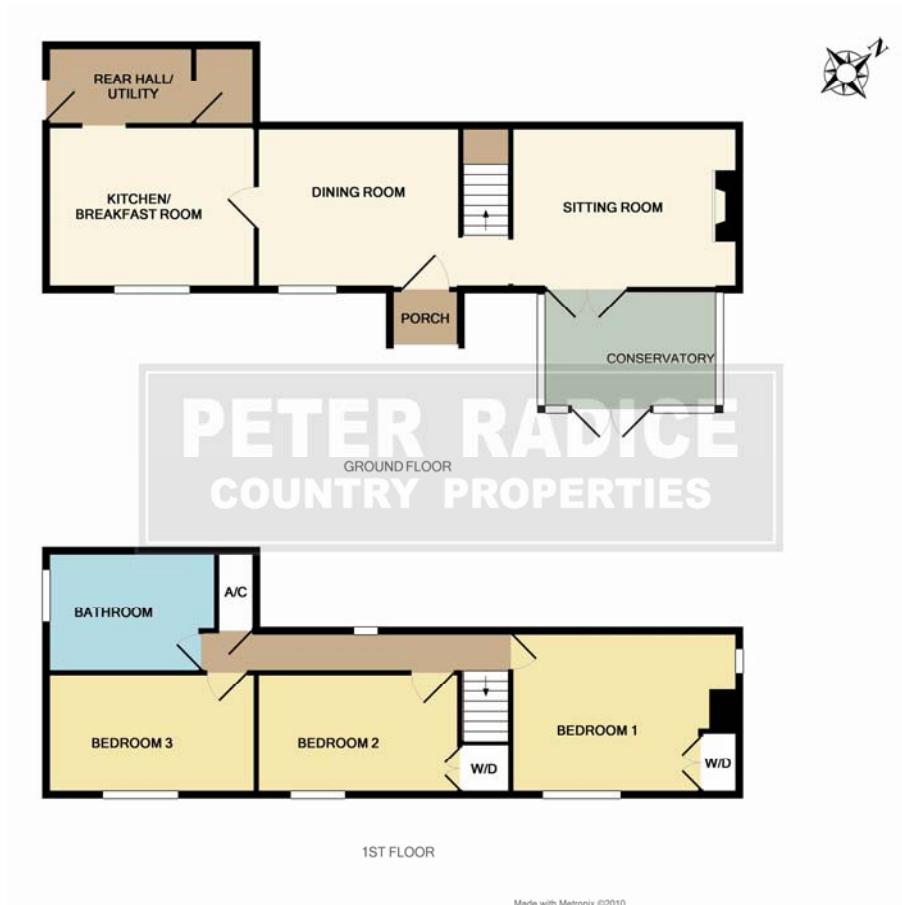
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The kitchen is well fitted and it includes a range cooker and integral dishwasher. There is an open fireplace in the sitting room with a beam above it and a wood-burning stove. Further period features include ceiling beams in the two reception rooms and planked internal doors. On the first floor the master bedroom is fitted with a De Ville pear wood wardrobe and there is a separate shower enclosure in the corner of the bathroom. The cottage is double glazed and has oil-fired central heating.

There is a very pretty landscaped garden with some natural stone walling. A shared access from the country lane leads to the

gravelled car parking area. From here steps lead past two flowering cherry trees to a wide paved terrace beside the cottage. There is a beautiful outlook from the terrace and it has timber balustrading along the front. There is a lawn in front of the conservatory and a further lawn beside the cottage, retained by a curving natural stone wall. On one side of the driveway there is a picket fence and a small area of garden which is partly gravelled with some shrubs including a magnolia.



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Floor plans for illustrative purposes only – not to scale

Ground Floor

Entrance Porch

Dining Room

13'1" x 9'5"

Sitting Room

14'4" max x 10'4"

Conservatory

11'3" x 7'7"

Kitchen/Breakfast Room

13'3" max x 9'2" max

Rear Hall/Utility Room

8'6" max x 5' max

Cloakroom

First Floor

Bedroom 1

15'3" max x 10'4"

Bedroom 2

10'1" x 6'8"

Bedroom 3

13'3" x 6'6"

Bathroom

10'1" max x 7'10" max

