



Coaxdon Hall







Coaxdon Hall Chard Road

Axminster, Devon, EX13 7LP

What3Words: ///lads.wiping.galaxy

Handsome 16th Century home extending to over 6,000 sqft in just under 13 acres



- Grade II* Listed
- 8 Bedrooms
- In need of improvement
- Stable yard
- Freehold
- Historic house
- 5 Reception rooms
- Large garage
- In all 12.93 acres (5.23 ha)
- Council tax band H

Offers In Excess Of £1,250,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Accessible location just north of Axminster, not far from the Jurassic Coast

HISTORY

Coaxdon Hall is a Grade II* Listed country house of considerable historic and architectural interest, understood to date from the late 16th century, with origins around 1590.

The property has long associations with notable historical figures, including Sir Simonds D'Ewes, a 17th century antiquary and diarist, who was born here. It is also said that King Charles II sought refuge at the house following the Battle of Worcester, adding to its rich historical narrative.

DESCRIPTION

This handsome and atmospheric country house, constructed of mellow stone beneath a traditional fishscale tiled roof. The elevations display a range of original architectural features, including stone mullioned windows with leaded panes and drip moulds, together with gabled elevations and substantial chimney stacks.

Internally, the property offers generous and characterful accommodation, with many features typical of its period including exposed ceiling timbers, chamfered beams, stone fireplaces and historic joinery. The property now offers an exciting opportunity for a purchaser to carry out a program of refurbishment and improvement to create a substantial country house of considerable presence and character.





ACCOMMODATION

The accommodation extends to over 6,000 square feet and is arranged to provide a flexible layout ideally suited to family occupation or multi-generational living. The principal reception rooms are well proportioned and retain original features, offering excellent entertaining space alongside more informal living areas.

The kitchen is positioned at the heart of the house, fitted with an Aga and island unit, and providing scope for updating. In total there are eight bedrooms arranged across the upper floors, served by a number of bath and shower rooms. The configuration offers versatility and the potential to reconfigure to suit individual requirements, subject to any necessary consents.

TRADITIONAL BUILDINGS

Attached to the rear of the house are a range of traditional outbuildings of stone construction, providing useful ancillary space. These include open fronted stores and a former greenhouse, now in need of restoration.

GARAGE BLOCK

A purpose built timber garage block provides secure parking and storage, with light, power and an alarm system installed.

STABLE YARD

Comprising a block with three standard loose boxes together with a larger timber building, arranged in an L shape around a concrete yard.

GROUNDS AND GARDENS

Approached by two driveways, one electric gated, one over a cattle grid. Former splendor laid to lawn with many shrubs and trees, small orchard and former tennis court. Now very over grown. Parking for multiple cars.

PADDOCKS

The land includes three principal paddocks, enclosed by established mature hedgerows which provide natural shelter.

SERVICES

Mains water and electric. Private drainage via septic tank (likely to need upgrading). Broadband (up to 21 Mbps.), mobile coverage good outdoor, Three, Vodafone and EE, limited O2 (Ofcom).

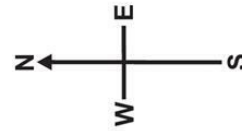
Approximate Area = 6233 sq ft / 579 sq m (excludes void, green house & store)

Garage = 1181 sq ft / 109.7 sq m

Outbuildings = 1253 sq ft / 116.4 sq m

Total = 8667 sq ft / 805.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1470367



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



