Sunnyhayes

STAGS

Sunnyhayes Chapel Street

Axmouth, Seaton, Devon, EX12 4AN

Axmouth Harbour 1 mile Axminster Station 5.5 miles

Substantial five-bedroom, all en suite family home in an elevated position within this sought-after coastal village

- Substantially extended and improved
- Open plan kitchen/dining
- Elevated village setting
- Garage and parking
- Freehold
- Over 2,500 sq ft of accommodation
- 5 Bedrooms, all en suite
- South facing gardens
- Air source heat pump
- Council tax band F

Guide Price £700,000

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SITUATION

Set down a private driveway in an elevated position within the heart of the picturesque village of Axmouth, Sunnyhayes enjoys a peaceful setting just a mile from the Jurassic Coast and the seaside town of Seaton, with its uncrowded shingle beach, supermarkets, and day-to-day shops and amenities. Axmouth village offers a thriving community atmosphere, whilst the nearby harbour area provides excellent opportunities for walking, sailing, golf, wildlife watching and enjoying the beautiful coastal surroundings.

The larger town of Axminster is just a ten-minute drive away, with a mainline railway station on the Exeter to London Waterloo line. The property is ideally placed to take advantage of the East Devon National Landscape, the renowned Seaton Wetlands Nature Reserve and the spectacular coastline, with an extensive network of footpaths and bridleways readily accessible from the village

DESCRIPTION

Substantially extended and improved in 2000, the original stone cottage was transformed by a locally renowned builder to create a substantial and versatile family home. The result is a thoughtfully designed property offering more than 2,500 sq ft of accommodation, perfectly suited to modern family living whilst retaining a warm and welcoming character.

The current owners have continued to enhance the property, most notably through the installation of an air source heat pump which serves the underfloor heating system throughout the ground floor, improving both comfort and energy efficiency

ACCOMMODATION

The accommodation is arranged around a spacious entrance hall and includes a particularly impressive double aspect sitting room with wood-burning stove, creating an attractive focal point for the home. A west-facing conservatory enjoys views over the gardens and provides a delightful additional reception area from which to enjoy afternoon and evening sunshine.

The open plan kitchen and dining room forms the heart of the house, complemented by a useful bar and library area, making it an excellent space for family gatherings and entertaining alike. In addition, there is a study, utility room, cloakroom and plant room.

On the first floor are five bedrooms, four of which are generous doubles. Three bedrooms benefit from en suite shower rooms, whilst the two principal bedrooms enjoy larger en suite bathrooms together with walk-in wardrobe areas, creating comfortable and well-appointed private suites.

GARAGE AND PARKING

Approached from a quiet village lane, a walled driveway leads to a tarmac parking and turning area adjacent to the large single garage with electric up-and-over door. The garage offers useful storage space above and also provides direct access to the plant room.

GARDENS

The landscaped gardens are well established and thoughtfully designed, with mature shrubs, flowering plants and specimen trees creating a high degree of privacy and seclusion. A number of seating areas have been created throughout the gardens, including a gravel terrace adjoining the conservatory, ideal for outdoor dining and entertaining.

A south-facing lawn provides an attractive open area and pedestrian access down into the village, whilst to the rear there is a sheltered patio together with a timber outbuilding housing a hot tub and a separate home office/studio, providing excellent versatility for modern lifestyles.

SERVICES

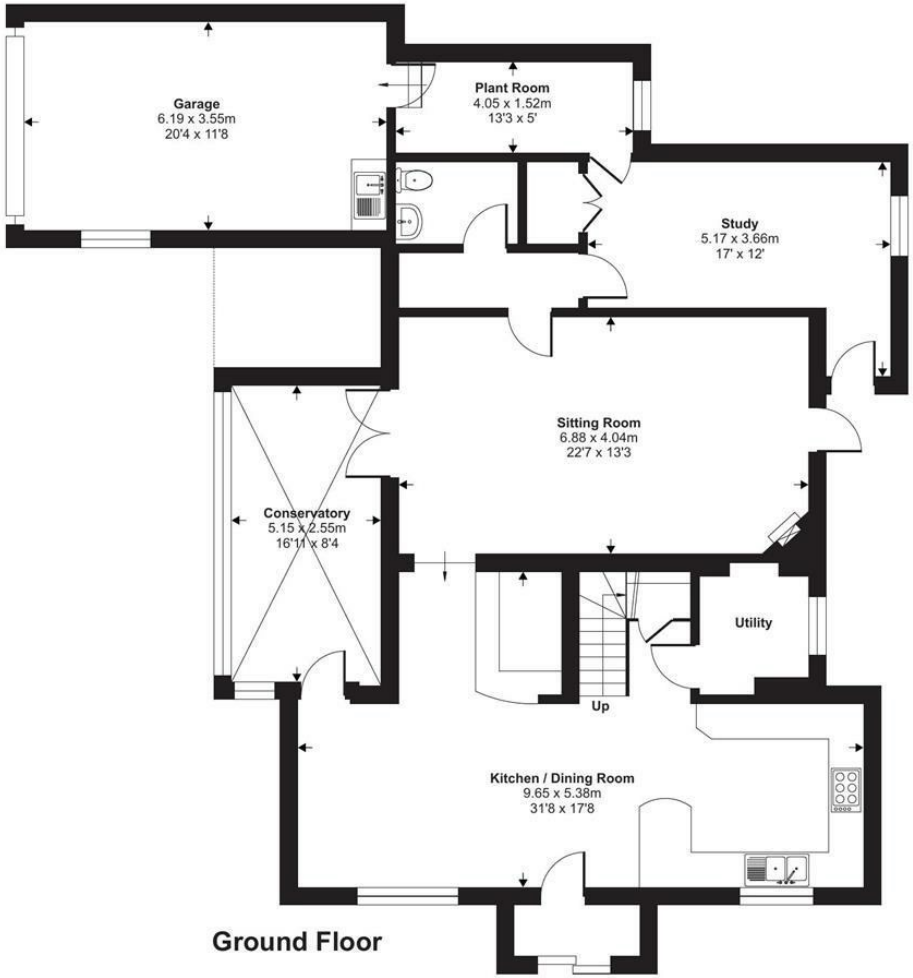
Mains electric, water and drainage. Air source heat pump for heating and hot water, LPG for cooker hob. Superfast broadband (up to 80 Mbps), mobile signal good outdoors on O2, EE and Three, variable with Vodafone (Ofcom).

DIRECTIONS

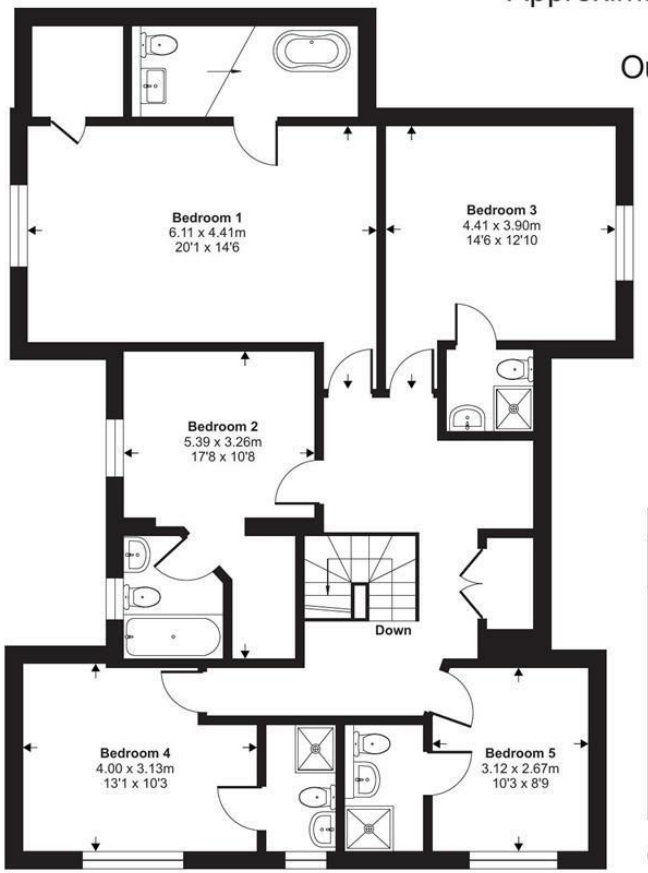
From the A3052 (the coast road between Lyme Regis and Exeter), turn south signposted to Axmouth. Proceed for just under a mile into the village and turn left into Chapel Street. After approximately 30 yards turn left into Kemps Lane. The entrance driveway to Sunnyhayes will be found on the right-hand side after a further 20 yards.

What3Words:///carefully.scarves.booster.

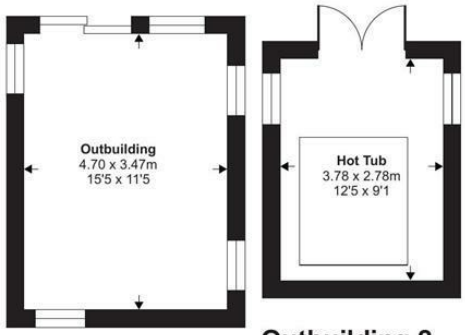
Approximate Area = 2581 sq ft / 239.7 sq m
Garage = 237 sq ft / 22 sq m
Outbuildings = 289 sq ft / 26.8 sq m
Total = 3107 sq ft / 288.5 sq m
For identification only - Not to scale



Ground Floor



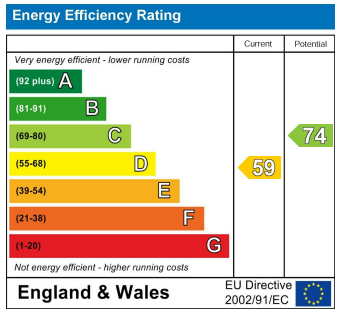
First Floor



Outbuilding 1

Outbuilding 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1509573



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