



The Old Rectory, Combpyne, Devon

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# The Old Rectory, Combpyne, Axminster, Devon EX13 8SY

A beautifully presented former rectory offering substantial accommodation including a self-contained annexe with attractive gardens and approx. 2.2 acres, in an idyllic East Devon setting

Lyme Regis 3.8 miles, Axminster 5.3 miles, Axminster mainline station 5.5 miles, Honiton 15 miles, A30 15.6 miles, Exeter Airport 24.5 miles

Entrance hall | Open-plan living area, kitchen and dining room | Sitting room | Drawing room | Breakfast Room | Study | Self-contained annexe | Boiler room | Laundry room | Cloakroom | Principal bedroom with en suite bathroom | Six further bedrooms, one ensuite | Family bathroom | Shower room | EPC rating F

Beautiful terraced garden with lawns | Gated private drive with ample parking space for multiple vehicles | Electric vehicle charging point | Orchard Wood Barn/former stables with potential for conversion | Studio / Workshop with tool shed | Flower garden | Greenhouse | Approximately 2.2 acres

## The property

The Old Rectory is an elegant, late-1800s former rectory offering over 3,800 sq. ft of beautifully refurbished living space spread across four floors. Built in local stone and surrounded by picturesque countryside views, the property is renovated to a high level, seamlessly blending its rich character—high ceilings, large sash windows and original fireplaces—with modern, understated décor to create a rare opportunity to acquire an impressive and welcoming family home. With access to some of the best local schools, The Old Rectory is perfectly placed in the sought after Combpyne village, a step away from the coastal town of Lyme Regis and surrounded by a quality mix of shops, renowned restaurants and the Devon/Dorset Jurassic coast.

Upon entering through the front door, you are greeted by a spacious and character-filled, panelled

entrance hall. Following from here and through double wooden and glass doors, the ground floor has been thoughtfully transformed by the current owners into a stunning, self-contained annexe.

This annexe features a bespoke kitchen equipped with an electric oven, induction hob, integrated dishwasher, and fridge freezer. The stylish bathroom includes a walk-in shower and a custom-built unit that neatly conceals the washing machine. A spacious living area and a generous double bedroom with a wood-burning stove and tall sash windows complete the annexe. Beautiful wood panelling throughout evokes a classic charm, while new oak flooring extends across the entire ground floor.

The main living space on the first floor enjoys captivating views of the surrounding landscape and gardens. At its heart is a stunning open-plan kitchen, breakfast, and living area—a light-filled, expansive room featuring contemporary tiling and spotlight lighting. The Fired Earth kitchen is beautifully designed, with a large island offering ample space for both cooking and socialising. A cream four-oven electric AGA serves as a striking focal point.

The adjacent sitting area is enhanced by a Charnwood wood burner, stylish plantation shutters, and the oak flooring that flows throughout this level. Double glass doors lead from the kitchen to a breakfast room, complete with a second wood burner, direct access to the level gardens and an extensive terrace ideal for entertaining. The first floor also offers a generously sized drawing room with another wood burner and a tiled cloakroom for added convenience, both leading off the reception hall with its Victorian staircase.

On the second and third floors, there are 5-6 spacious double bedrooms, one of which can serve as a sizable home office. On the second floor, off a spacious landing, is the principal bedroom suite, and an additional dedicated study provides a peaceful workspace with delightful garden views. Each bedroom is naturally well-lit, boasting large sash windows and lovely views, with two featuring original decorative fireplaces.









Recent improvements on the second floor include the creation of a luxurious principal bedroom suite, complete with a beautifully designed en suite. This room is a standout, featuring wood panelling, a large walk-in shower, and a freestanding bath with stunning views of the surrounding countryside. Additionally, a newly installed, large, and beautifully appointed family bathroom is on this floor. The third floor has ample storage, and one of the bedrooms has an additional en suite bathroom and original fireplace.

The recently enhanced second floor includes a well-appointed, traditionally tiled laundry room with space for a washing machine and dryer, ensuring practicality alongside the home's elegant design.

### Outside

The gardens and grounds at The Old Rectory are a delight. They are set in a secluded valley with rolling hills on all sides, with each aspect of the house and gardens providing countryside views. South-facing, the house is approached by a sweeping gravel drive that provides ample space for multiple vehicles to park. To the right of the house is an area of level lawn and a gravelled sun terrace, ideal for al fresco dining and entertaining. To the left of the house, the gently sloping gardens and charming level terraced lawns ascend the hill, with large areas of wildflower grasslands and a wonderful flower garden with raised beds and sheltered seating areas. Scented herbaceous borders, stone steps, grass pathways, established planting, and mature trees frame the landscaped garden. An orchard with apple, plum and cherry trees is bordered by easy-to-maintain woodland. Several useful outbuildings are located within the gardens including a greenhouse, a workshop/studio used as a gym to the rear of the house with electricity connected and a tool store. A barn/ former stables is adjacent to the house, with two garden stores, a sizable, boarded hayloft and the wood store. The barn could be reinstated back into stables, but there may also be the potential for conversion into additional

accommodation, subject to the purchaser pursuing the relevant planning consents.

### Location

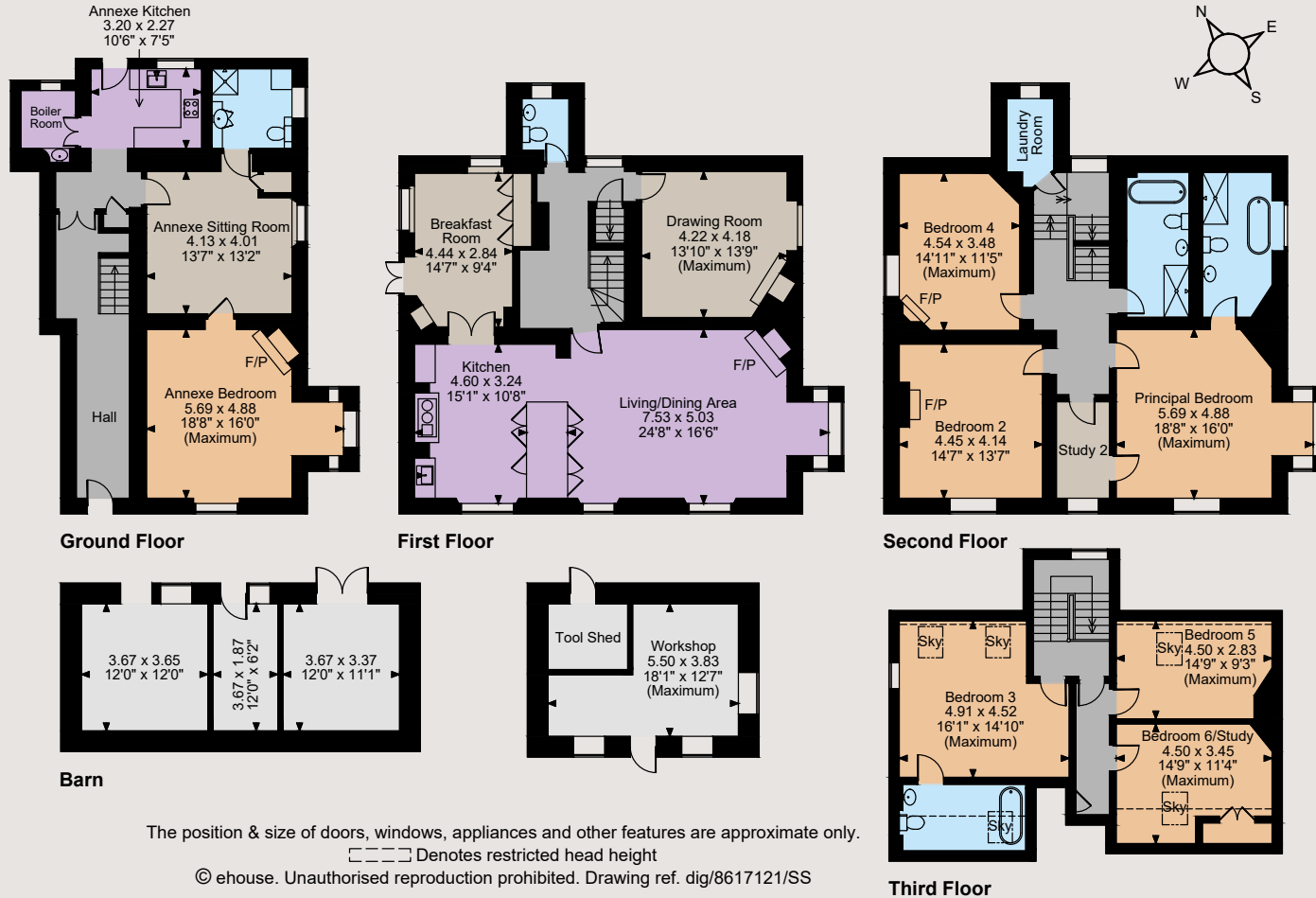
Combyne occupies a secluded rural valley surrounded by stunning country bridleways, beautiful beaches, woodlands, and coastal paths with easy access to South West Coast Path. The village has a vibrant rural/coastal community a mile south of Hugh Fearnley-Whittingstall's River Cottage HQ. Situated in the designated Area of Outstanding Natural Beauty, it is surrounded by the rolling countryside East Devon National Landscape, perfectly situated between Axminster and Lyme Regis. With its picturesque setting along the Jurassic Coast, Lyme Regis is known for its Cobb, historic harbour, and fossil-rich beaches that attract visitors. This coastal town offers a rich cultural scene featuring various community activities such as sailing, sea fishing, golf, and a thriving arts and food scene. Local independent shops, pubs, a theatre, and dining options, including Mark Hix's Oyster and Fish House, add to its charm. With Axminster and Bridport nearby, the area is also well-served by convenient amenities, including Waitrose, ensuring Combyne is a highly sought-after location.

There are excellent schools in the area, including state primary schools in the surrounding villages, as well as the outstanding rated Colyton Grammar School and The Woodroffe School in Lyme Regis. Other schools include King's College, St Johns, Wellington, Sherborne and Blundell's. School buses to The Woodroffe School and Mrs Ethelston's Primary School in Uplyme, operate from the centre of the village. The area is well connected to the A-road network, with the A35 nearby and the A30 and A303 both within easy reach, making Exmoor and Dartmoor National Parks easily accessible. Axminster station provides national rail services, including direct services to London Waterloo and Exeter College and University.





Floorplans  
 House internal area 3,831 sq ft (356 sq m)  
 Barn and workshop internal area 590 sq ft (55 sq m)  
 For identification purposes only.



### Directions

What3Words///entertainer.dose.highbrow brings you to the property's driveway.

### General

**Local Authority:** East Devon District Council  
**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating and Combi boiler.  
**Council Tax:** Band G

**Right of Access:** The property has a Right of Access over a neighbouring field to maintain the septic tank and track to access Orchard.

**Tenure:** Freehold

**Guide Price:** £1,395,000

### Exeter

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