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Market Square, Axminster, Devon, EX13 5NJ

Tower House offers a flexible and well-proportioned layout across four floors, combining historic charm with practical living. Entering from Market Square, a solid wooden front door with an ornate fanlight opens directly into the kitchen—a bright and welcoming space fitted with granite worktops, a range of kitchen units, and a selection of charming free-standing dressers and units, all of which are included in the sale. Exposed wooden floorboards lead seamlessly into the main reception room, where a wood-burning stove and period fireplace create a cosy and elegant atmosphere—perfect for entertaining or relaxing. To the rear, an inner hallway—part of the elegant spiral staircase extension—features stone steps descending to the remodelled basement, and double doors opening onto the garden. The basement offers tiled flooring throughout, a cloakroom, utility/store room, and overflow space for white goods. Historically, this area likely housed the property's original kitchen. From the basement, the property's unique brick-built tunnel extends outward, leading to a covered well, a wine store, and sealed entrances to what were once connecting tunnels beneath Market Square. Modern lighting makes this space atmospheric and functional—echoing the property's layered history. The tunnel likely once led to the original stables and served as a discrete access point for deliveries. Upstairs, the first floor comprises two generous double bedrooms and a beautifully finished family bathroom with a freestanding roll-top bath. The second floor features two further well-proportioned bedrooms and a contemporary shower room, making this home ideal for families, guests, or even multi-generational living.

Guide Price £450,000 | Freehold

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- Grade II Listed Georgian residence built circa 1800
- Unique ammonite-shaped spiral staircase added during 1911 conversion
- Includes a historic brick tunnel beneath the property
- Main reception room with exposed floorboards, wood-burning stove, and period fireplace
- Bespoke kitchen with granite worktops and included freestanding dressers and units
- 4 generous double bedrooms with two stylish bathrooms (including a roll-top bath)
- Remodelled basement with tiled flooring, utility area, cloakroom, wine store, and access to the tunnel and old well
- Beautifully landscaped west-facing garden with countryside views
- Rear garden access with stone steps and mellow boundary walls, plus garden store
- Prime town centre location near Axminster Minster and station

An elegant and historic Grade II Listed Georgian residence offering beautifully proportioned and versatile accommodation over four floors, with far-reaching countryside views and a landscaped westerly garden. Tower House seamlessly blends classic Georgian features with thoughtful modern updates.

Key Features:

Grade II Listed Georgian double-fronted home

Arranged over four spacious floors

Four double bedrooms, two bathrooms

Elegant reception room with wood-burning stove

Stylish kitchen with granite worktops and included dressers

Historic spiral staircase, believed to date to 1911

Intriguing brick tunnel with links to local folklore

Beautiful landscaped garden with sunset views

Convenient town centre location near Axminster Minster

Ultrafast broadband available

Freehold | Council Tax Band E | EPC Exempt (Listed Building)

History & Character:

Believed to have been built c.1800 as part of Gloucester House for Dr. Symes, a local surgeon, Tower House has been steeped in history ever since. Its unique spiral staircase and a fascinating subterranean tunnel, possibly part of a network beneath the town, add an air of mystery and period intrigue. Original features such as tripartite sash windows, high ceilings, and exposed floorboards remain.

Accommodation:

The property offers versatile living with a kitchen and reception space on the ground floor and four double bedrooms across the first and second floors. The remodelled basement includes a cloakroom, utility/storage area, and access to the tunnel leading to Castle Street.

The kitchen, accessed via a Georgian front door with ornate fanlight, opens directly into the living area with fireplace and wood-burning stove. A graceful stone staircase links all floors, leading to the bedrooms and bathrooms above.

Outside:

The recently landscaped westerly garden is ideal for entertaining or relaxing, with sunset

views over the Axe Valley. A mellow stone wall adds charm, with a garden store, seating area, and rear gated access via steps and tunnel.

Location:

Set in the heart of Axminster, this home is within walking distance of shops, the Minster, cafés, and the weekly farmers' market. The mainline train station provides direct services to London Waterloo and Exeter. Coastal towns including Lyme Regis and Seaton are just 6 miles away.

Further Information:

Mains gas, electric, water & drainage

On-street parking and local car parks (resident permits available)

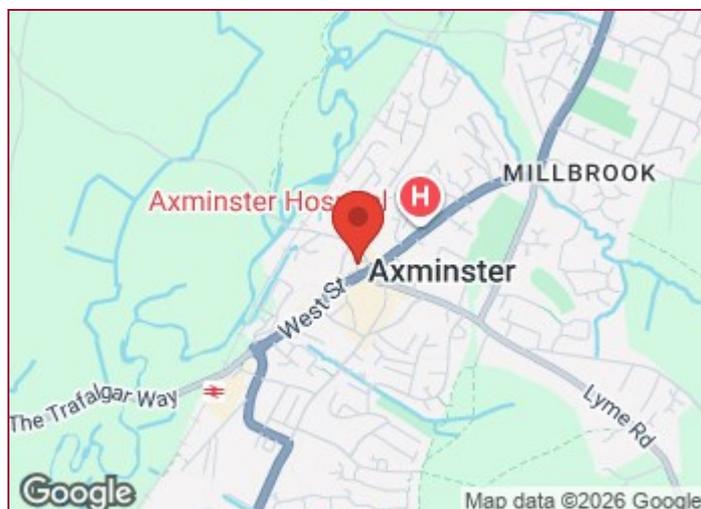
Property includes a flying freehold (part of the basement lies under Gloucester House)

Planning permission granted for conversion of nearby storage building to garage and annex (Ref: 22/1034/FUL – East Devon Council)

What3Words: ///verdict.baker.spells

Local Authority: East Devon District Council – 01404 515616

Tenure: Freehold



Directions

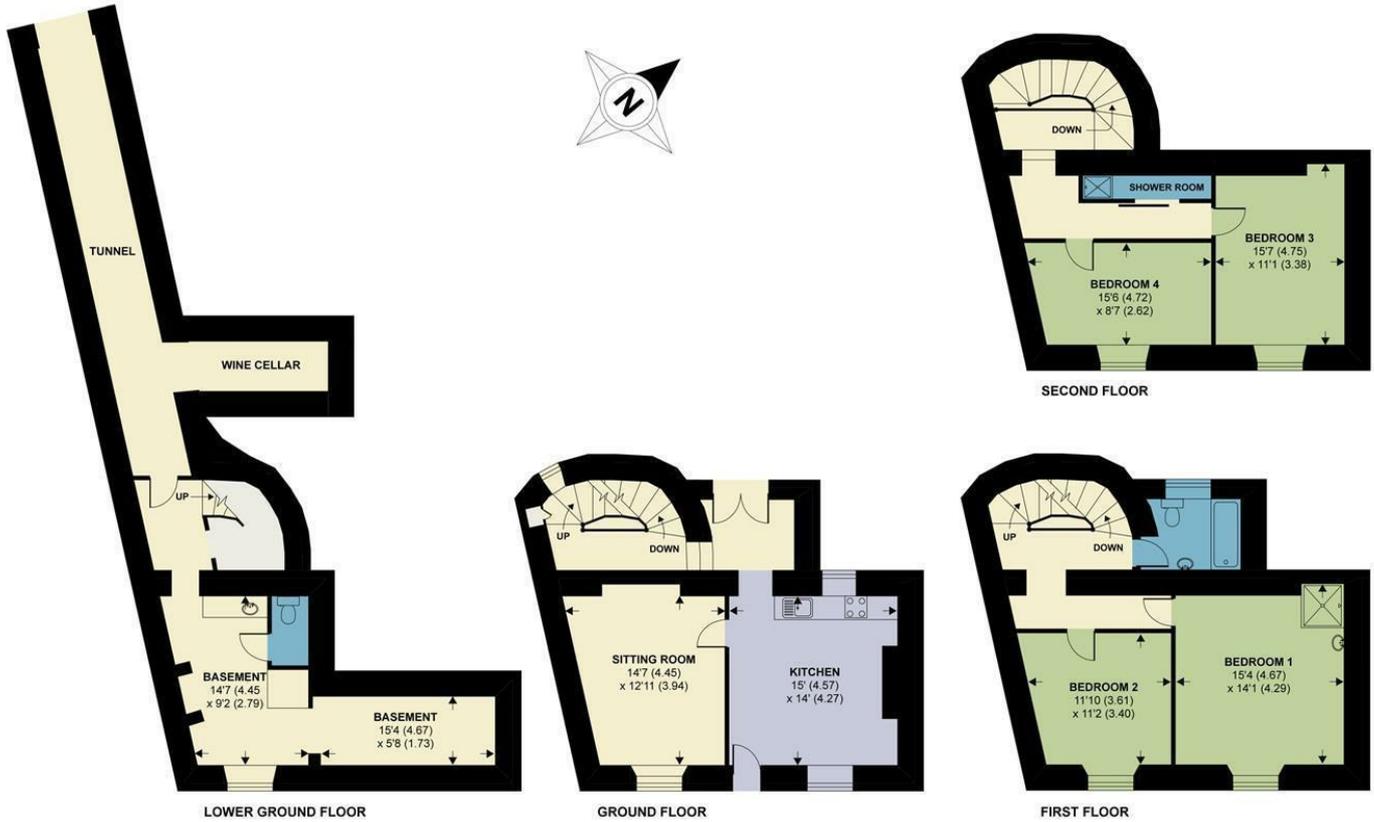
From the A35: Take the B3261 into Axminster town centre. Follow signs for Market Square. Tower House is located directly on Market Square, near Axminster Minster and within a short walk of local shops and cafés. From Axminster Train Station (approx. 7-minute walk): Exit the station and walk up Station Road. Turn left onto South Street, then right onto Church Street. Continue past the Minster into Market Square. Tower House will be on your right, recognisable by its elegant Georgian frontage and central doorway.



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Approximate Area = 2162 sq ft / 200.8 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Symonds & Sampson. REF: 661830

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		45

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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