



## The Old Smithy Ham, Axminster, EX13 7HL

Guide Price £495,000 Freehold

- Three Bedroom Detached House
- Utility
- Rear Gardens
- Three reception Rooms
- Bathroom
- Countryside Views
- Kitchen
- Double Garage

# The Old Smithy , Axminster EX13 7HL

New to the market in over 40 years 'The Old Smithy' is a stone built three bedroom detached house enjoying spacious living accommodation throughout. Located in the hamlet of Ham within the Black down Hills Area of Outstanding Natural Beauty, 5 miles from the market town of Axminster with it's supermarkets and local retailers. The renowned Colyton Grammar School, one of England's top mixed state schools, is situated within 9 miles. Boasting three reception rooms including a sitting room, study and dining room in addition to a kitchen, cloakroom and utility room with bedrooms consisting of two double bedrooms and one single, alongside a bathroom. The property further enjoys a good sized enclosed rear garden enjoying far reaching views and a double garage.



Council Tax Band: E



### Entrance Hall

Wooden double entrance doors open onto a spacious entrance hall with herringbone wooden flooring and an internal balcony. Doors lead to the accommodation with a wooden staircase leading to the first floor. Radiator.

### Sitting Room

18'0" x 16'7" (5.51 x 5.08)

This triple aspect reception room features a fireplace with stone hearth and surround, windows to both side aspects, radiator and single glazed doors leading to the garden, enjoying countryside views of the surrounding fields.

### Dining Room

15'10" x 12'4" (4.85 x 3.76)

A dual aspect dining room with windows to the front and rear aspects and radiator.

### Study

11'10" x 11'10" (3.63 x 3.61)

Window to the side aspect, radiator and fitted wooden shelving and storage.

### Kitchen

16'11" x 15'7" (5.16 x 4.75)

Fitted with a range of matching wall and base units comprising a stainless steel sink and drainer, space and plumbing for a washing machine and oven and a Rayburn range cooker. Further benefitting from windows to the front, rear and side aspects.

### Cloakroom

Fitted with a coloured suite comprising a low level hand flush w.c, a pedestal hand wash basin and towel rail. A window to the rear aspect.

### Utility Room

16'0" x 10'5" (4.90 x 3.20)

Two single glazed windows to the rear aspect and featuring a stainless steel sink and drainer, plumbing connections for a washing machine, fuse box and access doors to the front and rear aspect.

### First Floor Landing

Doors to the accommodation with a Velux to the front aspect. A airing cupboard houses a water tank.

### Bedroom 1

14'11" x 14'4" (4.55 x 4.37)

A double bedroom with a Velux window to the side aspect and a single glazed window to the rear aspect that benefits for far reaching countryside views. Further benefitting from a radiator and eaves storage.

### Bedroom 2

11'10" x 12'0" (3.61 x 3.68)

A double bedroom with windows to the front and rear aspects, radiator and two fitted storage spaces.

### Ensuite/Bedroom 3

11'1" x 9'10" (3.38 x 3.02)

A single bedroom with a window to the side aspect, radiator, a fitted sink and a coloured low level hand flush w.c.

### Bathroom

Fitted with a coloured suite comprising a low level hand flush w.c, bidet, a pedestal hand wash basin and panelled bath unit. Velux windows to the front and rear aspect, towel rail, radiator and storage cupboards.

### Outside

The property benefits from a fully enclosed hedge and fence lined rear garden with a variety of trees and paved walkways enjoying views across the surrounding countryside. Oil tank and septic tank.

### Garage

19'1" x 15'5" (5.84 x 4.72)

A generous sized double garage with side sliding garage doors and benefitting from power and lighting.

### Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: E

Utilities: Oil fired heating, mains electric, mains water and private drainage via a septic tank.

We have been advised that the septic tank is non compliant.

Broadband: Standard broadband with an ADSL connection is available. Please go to [openreach.com](http://openreach.com) for more information

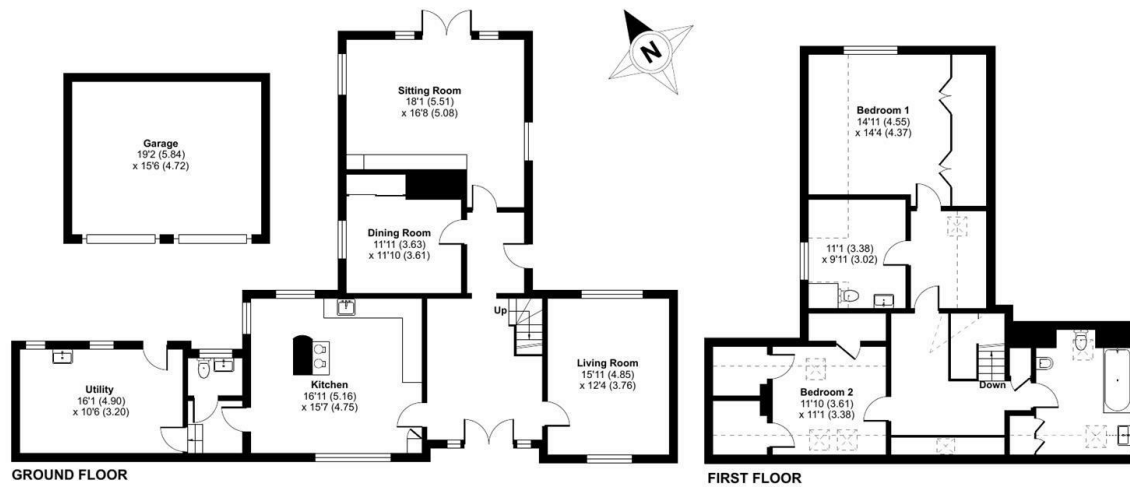
Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Restricted Head Heights: Please be aware that this property has restricted head heights in certain areas, please see the floorplan for more details.

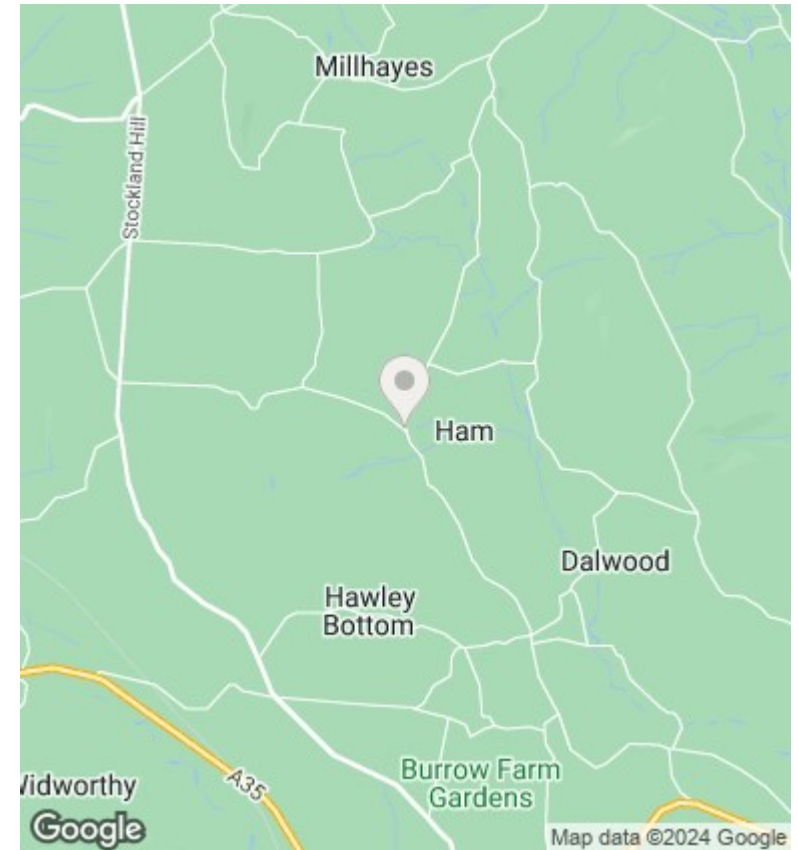
## The Old Smithy, Ham, Axminster, EX13

Approximate Area = 2098 sq ft / 194.9 sq m  
 Limited Use Area(s) = 260 sq ft / 24.1 sq m  
 Garage = 297 sq ft / 27.5 sq m  
 Total = 2655 sq ft / 246.5 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Harris & Harris Property Services Ltd. REF: 1108058



### Directions

From our office in West Street, Axminster continue on the A358 and at the roundabout take the second exit onto the B3261. Continue straight and turn right onto the A35. Continue along the A35 for 2.4 miles and turn right, signposted Dalwood and Stockland. Take the next right signposted for Dalwood and continue straight for 0.4 miles and turn left. Continue straight for a further 0.8 miles and the property can be found on the right hand side.

### Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

### Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	