



Hills Farm Cottage







# Hills Farm Cottage Whitford Road

Kilmington, Axminster, Devon, EX13 7NS

Axminster Station 2.4 miles; Colyton Grammar School 3.9 miles; Lyme Regis Beach 7.6 miles

Character family home with fabulous views and 2 bed holiday cottage in 4 acres

- Fabulous views
- Five bedroom house
- L shape cob barn
- Council tax band E
- Rural location
- 2 bedroom holiday cottage
- In all about 4.01 acres (1.62 ha).
- Freehold

Guide Price £1,200,000

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## SITUATION

Positioned part way down a private track the property sits in a gently elevated position with fabulous views towards the sea looking south down the Axe Valley.

The property is located just outside Kilmington to the north, the popular village has a thriving community on the edge of the East Devon AONB. The village is home to an array of facilities including pubs, churches, primary school and Millers Farm shop, whilst benefiting from a bus service to Honiton, Exeter and Axminster and easy access to the A30. The village is close to the renowned Colyton Grammar School.

Axminster provides day-to-day amenities, along with a station on the Exeter to London Waterloo line and good road connections to the A303. M5 Motorway connections at Taunton and Exeter, both benefiting from a main line station on the London Paddington line. The Jurassic coast at Lyme Regis is an easy drive away.

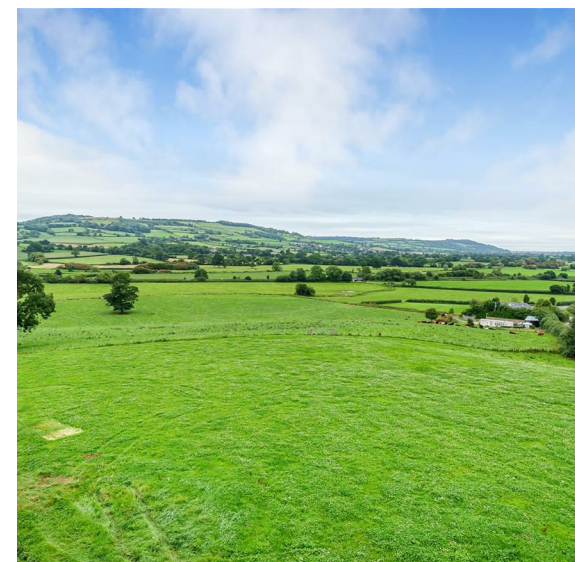
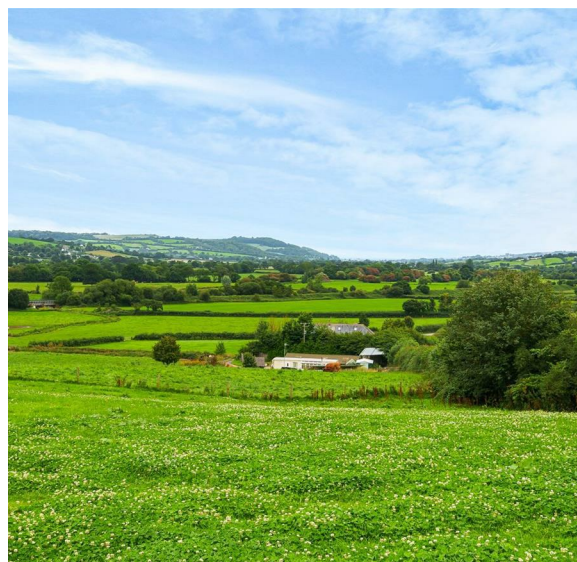
## DESCRIPTION

This unique five bedroom countryside home has been extended and improved by the current owners over the past 15 years, whilst outside there is a cob built holiday cottage/annexe, as well as a cob barn, stable and workshop.

In all the property extends to 4.01 acres (1.62 ha).

## HOUSE

Formerly a pair of cottages the house has undergone an extensive program of refurbishment and enlargement creating a wonderful family home and orientated to make the most of the fabulous views. As shown by the floor plans there are good size rooms, of particular note is the south-facing L shape semi open plan kitchen/living room, three feature fireplaces (one in the kitchen with the cooker), on the first floor are four double bedrooms, a large family bathroom and a separate shower room, on a second floor is a further bedroom which could also be used an office.





## GARDENS

Surrounding the house the gardens are laid to lawn with wild flower banks and planted borders with a substantial patio around 3 sides of the house placed to enjoy the best of the sun and the amazing views.

## CLAY COTTAGE

Converted from a new cob workshop built in 2017 and positioned on the other side of the track from the house. The cottage is a high quality and wonderfully unique two bedroom holiday cottage/annexe, utilizing the vendors craftsmanship as a cob and lime specialist with generously curved walls, sweeping lines, a spiral stair case and natural timber. The current vendors currently run the cottage as a profitable holiday home business.

There is a polished concrete floor, chunky timbers and aluminium French doors, alongside a fitted kitchen/dining room, sitting room with wood burning stove, plus utility with WC on the ground floor. On the first floor are two double bedrooms as well as a family bathroom with roll top bath and shower.

## WORKSHOP - Cob Barn - STABLE

Built in similar style to Clay Cottage the L shape of buildings were designed to accommodate a range of stores to be used with the house including a Cob Barn on one end, stable in the middle with entrances front and back and a store/workshop on the end.

## LAND

Extending south and west from the house, the land is laid to pasture and is split into two fields by stock fencing, and sheltered from the road by mature hedge lined banks. There is also a small, south-facing orchard.

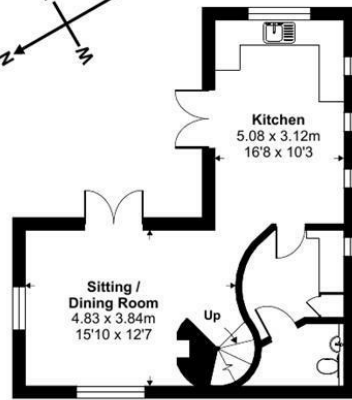
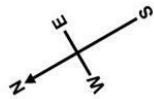
## SERVICES

Mains electricity and water. Fitted with solar panels and a Pellet Boiler (biomas) for heating and hotwater for the house. Private drainage with reed bed, likely to be septic tank. Air source heat pump to the cottage.

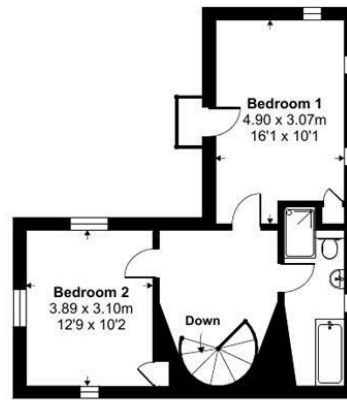
## DIRECTIONS

On the A35, turn into Kilmington at The Old Inn. Head south out of the village for about half a mile and opposite Cranberries, turn left down the private track. The property is the first on the right.

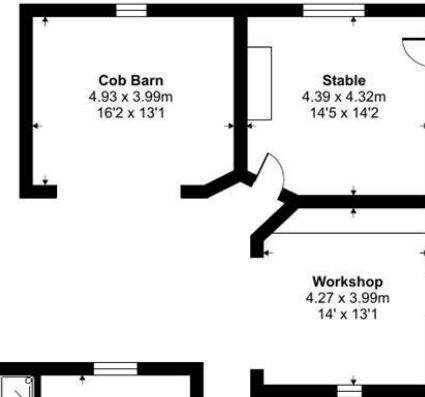
Approximate Area = 2115 sq ft / 196.5 sq m  
 Clay Cottage = 984 sq ft / 91.4 sq m  
 Outbuilding = 607 sq ft / 56.4 sq m  
 Total = 3706 sq ft / 344.3 sq m  
 For identification only - Not to scale



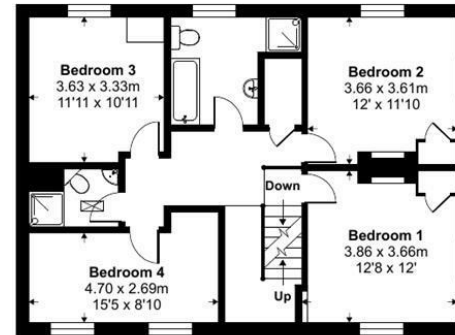
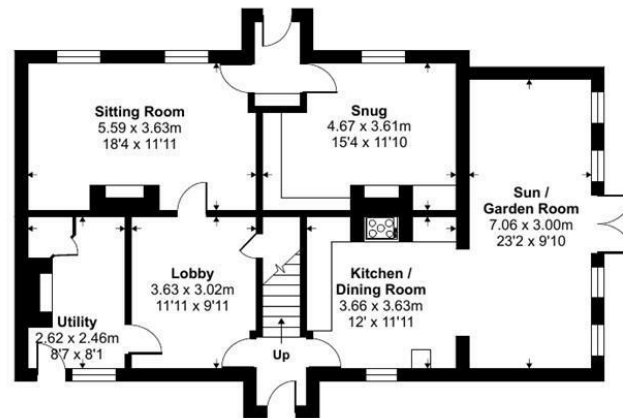
Clay Cottage Ground Floor



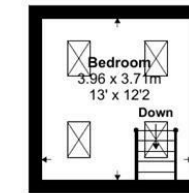
Clay Cottage First Floor



Outbuilding



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 1015052



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



