



River Cottage



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Smallridge, Axminster, EX13 7LY

Axminster Station 2.5 miles Lyme Regis Beach 7.5 miles

Privately situated village house in nearly half an acre of landscaped gardens

- Private village house
- 3/4 bedrooms
- 0.46 acres (0.18 ha) grounds
- Freehold
- Adaptable accommodation
- Glorious landscaped gardens
- Stream frontage
- Council tax band E

Guide Price £650,000

SITUATION

The property is located in the heart of Smallridge on the southern fringe of the Blackdown Hills, an Area of Outstanding Natural Beauty.

Smallridge, alongside neighbouring All Saints, has a pub/restaurant, a primary school and church. The village is highly regarded for its strong community spirit and variety of activities. Nearby Axminster provides for most day-to-day needs ranging from a Tesco supermarket to Axminster Tools and the main line rail service to London Waterloo and Exeter. River Cottage HQ is located at Trinity Hill, 2.5 miles from Axminster. A bus picks up on the A358 just outside the village to Colyton Grammar School. The Woodroffe School at Lyme Regis and Axe Valley Academy at Axminster are both within easy travelling distance.

To the south, nearby beaches include Lyme Regis and the popular seaside villages of Branscombe, Beer and Seaton. The surrounding area features rolling East Devon hills and valleys and there is a variety of quiet lanes, bridlepaths and footpaths.



DESCRIPTION

Dating from the late 1950s, the property has been substantially improved by the current owners to form a well-presented family home. Re-orientated to make the most of the garden, the house is light and airy with a potential ground floor bedroom providing some adaptable accommodation.

On the ground floor is a generous entrance hall, off which is the dining room (which could be used as a 4th bedroom), cloakroom and utility room. The hall leads to an open plan kitchen/breakfast room with gas-fired 4-door Aga and a double-aspect sitting room with wood burner and bi-fold doors to the garden.

On the first floor are three bedrooms, the main bedroom having ample built-in storage space plus a recently re-fitted en-suite shower room. The family bathroom has also been re-fitted recently.

GARDENS

In part professionally designed, the gardens have been lovingly created, making the most of the stream-side position, the gentle undulations and the surprising privacy of this village location. There are numerous specimen plants and shrubs including lovely acers, camellias and an established wisteria. In the spring there is a wealth of snowdrops and daffodils. The various areas of the garden are interlinked with paths and interesting features. Patios near the house provide an extensive, private area for outdoor relaxation and dining, together with views across the garden. There are three bridges across the stream, one of which provides a southwest-facing seating area. There is a greenhouse with electric points, available by separate negotiation, and a useful timber shed.

OFFICE & WORKSHOP

At the end of the garden nearest the house is a timber building. This comprises an insulated office with heater and views down the garden and a large storage area with double doors. Both have lighting and many power points.

DRIVEWAY PARKING

Double timber gates open onto a resin-bonded driveway enclosed by a stone wall and beech hedging. There is parking for several cars.

SERVICES

Mains water, electricity and gas. Gas-fired central heating. Drainage is via a mini sewage treatment unit.

DIRECTIONS

From Axminster proceed north on the A358 signposted to Taunton and Chard. Go over Weycroft Bridge, fork left, signposted to Smallridge. Continue past the Ridgeway Inn and take the next right to All Saints. At the bottom of the hill the property is on the right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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