



The Linhay





# The Linhay

Chardstock, Axminster, EX13 7BN

Axminster 4.5 Miles; Lyme Regis 9.5 Miles; Honiton 13.6 Miles

Charming, detached character property with private driveway parking and cottage garden tucked away in a popular rural village.

- Grade II Listed
- Village centre
- Cottage garden
- Freehold
- Exposed stone and timber
- Drive/parking
- 2 Bedrooms each en suite
- Council tax band TBC.

## Offers Over £315,000

### SITUATION

Nestled in the rolling East Devon hills in an Area of Outstanding Natural Beauty close to the Devon, Dorset and Somerset borders sits the pretty village of Chardstock. Set back from the quiet village road near the centre of the village is The Linhay, once forming part of the Tythcot Hotel. The property is one of a select development of cottages forming Tytherleigh Court.

In this welcoming community, you can enjoy a peaceful lifestyle with country walks on your doorstep, community shop for everyday needs, post office, primary school, church and village hall, which is the focal point that brings residents together regularly. The renowned Tytherleigh Arms is a 20 minute walk away. More amenities and a weekly food market can be found in the historic town of Axminster, which is just four miles away and has a mainline railway station on the Exeter to London Waterloo line. Picturesque Lyme Regis and the beautiful Jurassic Coast are a 20-minute drive away.

Exeter to the west, and Taunton to the north both provide a comprehensive array of retail and leisure facilities and access to the M5. Exeter International Airport offers a number of domestic and international flights.





## DESCRIPTION

This delightful detached Grade II listed stone cottage has a wealth of character and charm, which the current owners have enhanced in the past few years, whilst also bringing in an income as a holiday let. There are timber windows, slate roof, exposed timbers and stone within the cottage.

The accommodation includes a sitting room centred on a stone fireplace, a kitchen/breakfast room that has a range of fitted units, gas hob, electric oven and space for fridge and dishwasher. There are front and rear entrance halls as well as a downstairs WC.

On the first floor are two double bedrooms, each with sloping ceilings and their own en suite bathrooms, with one having a walk in cupboard for additional storage.

## PARKING

Off the lane is a private parking area on the gravel drive for two cars in tandem.

## GARDEN

There is access from the parking (side) as well as via Tytherleigh Court to the garden.

The south east facing garden is attractively laid out with a lawn intersected by a gravel path and with stocked borders with a stone and timber fence boundary. There is a patio area on the southern part of the garden.

## COMMUNAL AREAS

Please note as well as the parking adjoining the cottage there is an allocated parking space within the communal areas of Tytherleigh Court. The communal areas are managed by the residents to include the shared cost of the drainage and is £300 per year.

## SERVICES

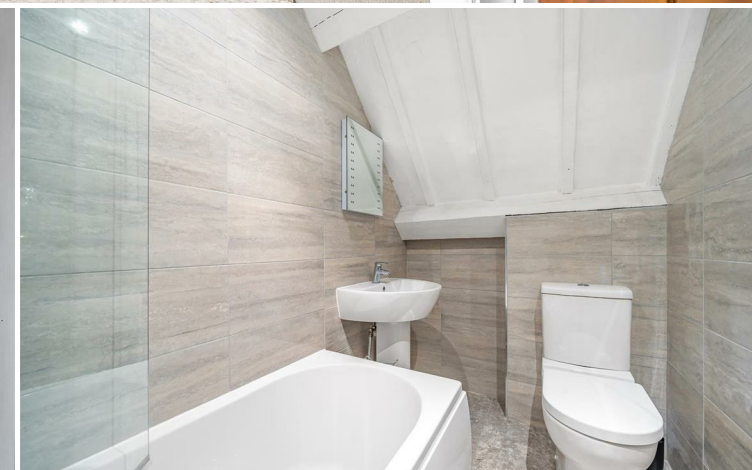
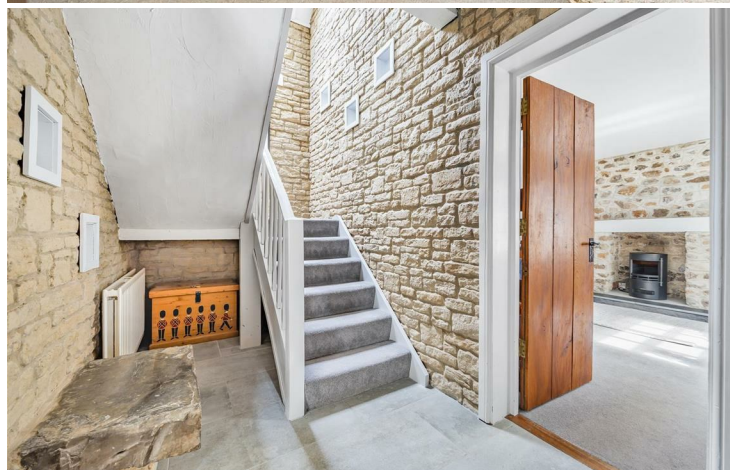
Mains water, electric and gas. Gas fired central heating (new boiler in 2020). Private drainage system treatment plant shared with neighbours. Broadband available (upto 80 mb/s) available, mobile coverage likely outside with EE, O2, Three and Vodafone, EE & Three are less likely inside (Ofcom)

## RIGHTS & COVENANTS

As this is an old property and once formed part of an old hotel there are rights for neighbours to have services (pipes, wires etc) through the grounds, there are also covenants such as no sale of 'intoxicating liquors'. Contact Stags for a copy of the Land Registry Title.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.





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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	
England & Wales		EU Directive 2002/91/EC

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