



Kit Cottage







# Kit Cottage

Chardstock, Axminster, , EX13 7BW

Chard: 4.3 miles Axminster: 4.5 miles Honiton: 14 miles

Four bedroom well presented family home with two converted barns, set in 1.5 acres.

- Detached four bedroom family home
- 1.5 acres
- Retaining original features
- Freehold
- Two converted barns used as annexes
- Landscaped gardens and driveway
- High specification kitchen and bathrooms
- Council Tax Band G

Guide Price £1,250,000

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@StagsProperty

## SITUATION

Kit Cottage lies in the upper Axe Valley, on the outskirts of Chardstock. The cottage is situated about half a mile out from the village in open countryside, close to a pretty bridge across the River Kit. The area falls inside the East Devon Area of Outstanding Natural Beauty and is rightly renowned for its unspoilt countryside on the high plateaux of the Blackdown Hills intersected by meandering valleys. Just a few miles to the south, the countryside dramatically gives away to the East Devon World Heritage Coastline with wild cliff top walks and bracing beaches.

The nearest market town is Axminster, which offers banking, shopping facilities and a mainline railway station on the London Waterloo Line. Honiton, to the west, offers a more extensive range of shopping and other day to day amenities and has a reputation for antiques and fine art centre. For schooling there is a village primary in Chardstock and Kit Cottage is easily within the catchment area of Colyton Grammar School, as well as several private schools.

## DESCRIPTION

Kit Cottage is a traditional cottage, set in an attractive and rural position, on the outskirts of the popular village of Chardstock. The cottage has been comprehensively renovated and is beautifully presented throughout, combining character, convenience and style.

The property retains much original character, including open fireplaces, beamed ceilings and exposed stone work. This is complimented by stylish decoration and high quality bathrooms, there is a fantastic kitchen and handcrafted timber framed conservatory.

The accommodation is well laid out over three floors, with the bedrooms to the front of the house enjoying fantastic views across the River Kit. The third floor provides interesting yet flexible accommodation, which could be used as an office or playroom.





## ACCOMODATION

On the ground floor the accommodation comprises of a front porch with a door leading to the spacious entrance hallway with flagstone flooring. The drawing room is a lovely room with bay window to the front aspect and French doors overlooking the south facing terrace. There is an attractive cast iron Victorian style fireplace, and a door leads to the beautiful conservatory, which is currently used as the dining room. There is a further delightful reception room with flagstone paved floor and a large open inglenook fireplace with bread oven, attractive beamed ceilings and bay window with views to the River Kit.

The kitchen/breakfast room has an extensive range of wall and base units incorporating a Belfast sink and drainer, space for a range cooker, fitted dishwasher and built in steam oven. There is a rear door to the garden and access to the Utility room which offers further units and plumbing for the washing machine. On the ground floor you will also find the cloakroom.

The first floor has four excellent sized bedrooms with the main bedroom having the benefit of a beautifully presented ensuite bathroom, with spa bath, and a variety of fitted storage. There is also an attractive family bathroom. From the spacious landing, stairs rise to the second floor which is a wonderful full length galleried room offering the potential for; Bedroom five/ Office/ Playroom.

## OUTSIDE

Kit cottages sits in about 1.5 Acres of beautiful gardens and grounds. To the front of the house is an enclosed landscaped front garden. There is a gravelled terrace to the west side of the house with a vegetable patch area, and extending as far as the retaining wall and beyond the converted barns. The rest of the garden is laid to lawn and the land extends into a sheltered paddock protected by a boundary screen of trees.

There is driveway parking for several cars.

## OUTBUILDINGS

The property has the benefit of two, beautifully presented 1 bedroom cottages, which could be used as an annexe or for holiday lettings to provide an income.

## SERVICES

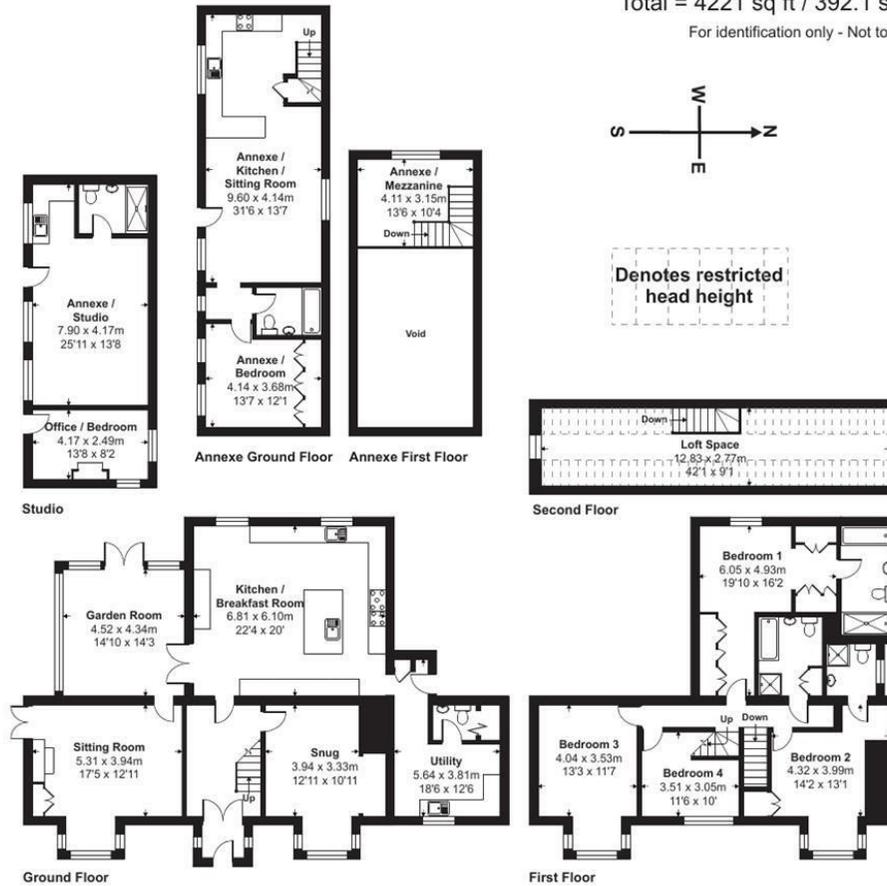
Mains water, electricity, private drainage, oil fired central heating.

## DIRECTIONS

Take the A358 Chard Road north towards Chard and at the village of Tytherleigh immediately before the Tytherleigh Arms, turn left and continue into the village of Chardstock. Immediately before the church in the centre of the village, turn left and proceed out of the village. Immediately after the bridge over the River Kit, Kit Cottage is the first property on your right.

Approximate Area = 2724 sq ft / 253 sq m (excludes void)  
 Limited Use Area(s) = 223 sq ft / 20.7 sq m  
 Annexes = 1274 sq ft / 118.3 sq m  
 Total = 4221 sq ft / 392.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1107939



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>33</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	



