



Old Thatch



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Birchill, Axminster, EX13 7LF

Axminster: 3.5 miles Lyme Regis: 8.4 miles Honiton: 13 miles

A charming, spacious thatched cottage nestled in a tranquil rural setting, featuring generous living areas, beautiful gardens, a detached garage, and off-road parking.

- Charming country cottage
- Beautiful gardens and views
- Detached garage
- Idyllic rural setting
- Freehold
- Two/Three bedrooms
- Spacious sitting room
- Off-road parking
- EPC G
- Council Tax Band F

Guide Price £595,000

SITUATION

Old Thatch is set in a tranquil location in the hamlet of Birchill. The nearby village of Chardstock has a village hall, village store/post office, church and primary school. 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.

The area is rightly renowned for its unspoilt countryside. Just a few miles to the south, the countryside dramatically gives way to the East Devon World Heritage Coastline with wild cliff top walks and bracing beaches.



DESCRIPTION

This characterful detached home has been substantially improved by the current owners and finished to a high standard. The accommodation includes a spacious sitting room with feature brick fireplace and woodburning stove, beamed ceilings and windows overlook the cottage garden. The dining room has lovely character features including an inglenook fireplace, window seat and beamed ceilings. Conservatory at the rear of the property offers further living space and is the perfect spot to enjoy the pretty cottage gardens. A recently installed shaker-style kitchen offers plenty of storage with a range of fitted cupboards with solid wood worktops over, Belfast sink, electric oven and induction hob and slimline dishwasher. At the far end of the property is a lovely, bright room with vaulted ceiling and skylight, which could be used as a study or third bedroom, with direct access out to the garden through a stable-style door. There is also a pantry/utility room providing further storage.

On the first floor are two good sized double bedrooms, both with plenty of fitted storage. Bedroom one a bright room with two windows overlooking the established cottage garden and countryside beyond. A large and recently installed bathroom comprises fitted bath with shower over, wash hand basin, WC, heated towel rail, two storage cupboards and sage tiled splashbacks.

OUTSIDE

Old Thatch has beautifully established gardens, mainly laid to lawn with a range of mature shrubs, bushes and climbers. The south-east facing garden is private with mature hedging and trees, with a patio seating area to enjoy the rural tranquillity and large wildlife pond.

Characterful detached garage with up/over door, power and electric. Lean to store and wooden garden shed. Off-road parking for two vehicles can be found alongside the garage.

SERVICES

Mains electricity (app controlled electric radiators), mains water and private drainage via a sewerage treatment plant.

Standard and ultrafast broadband available. EE, Three, O2 and Vodafone available outside (Ofcom).

The thatched roof is in good condition, with the ridge being recently replaced.

DIRECTIONS

From Axminster, head north-east towards B3261 and follow this road for 1/3 mile. At the roundabout, take the second exit onto Chard Road/A358 and follow this road for 1.5 miles before turning left onto Goldsmiths Lane. Follow this road for 1.5 miles and the track leading to this property is on the right hand side, Old Thatch is approximately 375ft on the right hand side.



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.



Old Thatch, Access To Gosleford, Birchill, EX13 7LF

Ground Floor

First Floor

Garage

Total Area: 135.6 m² ... 1459 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		17	46
EU Directive 2002/91/EC			

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