



Maple Tree Cottage



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Alston, Axminster, Devon EX13 7LG

Axminster 3 Miles; Chard 5 Miles; Lyme Regis 8 Miles

Charming detached Grade II listed cottage, with glorious views over the countryside.

- Grade II Listed
- Quiet yet accessible location
- Landscaped Gardens
- Freehold
- Superb Views
- Character Features
- Ample Parking
- Council Tax Band F

Guide Price £750,000

SITUATION

The property is in the small rural hamlet of Alston. The valley sits in a glorious location surrounded by farmland and various woods. The villages of Chardstock and Tytherleigh are close by offering village amenities such as a village shop, a primary school and Tytherleigh boasts the popular Tytherleigh Arms. This area is surrounded by a multitude of footpaths and bridleways.

However, from the property the market towns of Axminster and Honiton can be easily accessed, both of which offer good day-to-day amenities including various supermarkets but also a variety of local independent shops and cafes. Both towns also offer a main line railway station which sits on the Exeter to Waterloo line.

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. The beautiful Jurassic Coast is within an easy drive and includes the popular towns and villages of Sidmouth, Branscombe, Beer and Lyme Regis.



DESCRIPTION

Maple Tree cottage is a charming Grade II listed detached cottage which has been lovingly restored by the current owners. Situated in a peaceful, yet accessible, setting less than 2 miles from Axminster.

This period thatched cottage dates from the 18th century and retains a variety of quintessential features such as exposed beams and two inglenook fireplaces. The accommodation is versatile and spacious. The kitchen is a fantastic size, with bespoke kitchen units, ample space for a large dining table, as well as a seating area. It boasts fold and slide doors giving views out onto garden and beyond. On the ground floor, you will also find a useful utility room and downstairs cloakroom. The living room has a charming fireplace, as does the other reception room, which is currently used as a library. Further to this downstairs there is an office which could be used as an additional bedroom.

On the first floor there are three double bedrooms, one with an ensuite and a family bathroom.

OUTSIDE

The gardens are beautifully landscaped with glorious vistas across the valley. Stretching to 0.53 acres, it features a greenhouse and a stone garage. The cottage style garden has been stocked and well maintained by the current owners with a variety of borders, lawns and an orchard. There are also a variety of fruit trees as well as cider apple trees. There is also an extensive patio area which is fronted by the rest of the garden which has been laid to lawn.

To the front of the property is a further landscaped garden, and driveway parking.

SERVICES

Mains water and electricity, septic tank. Oil heating.
Standard Broadband available. Outdoor mobile coverage available with Three, EE, Vodafone and O2 (Ofcom).

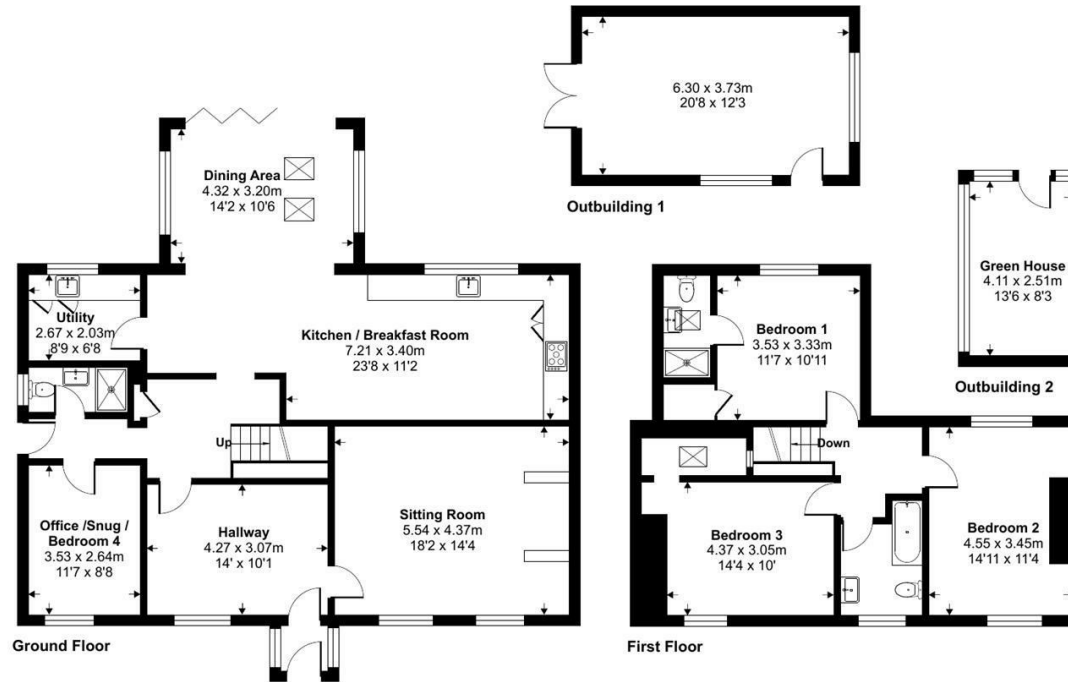
DIRECTIONS

From Axminster, follow Chard Road, taking a left when you get to Goldsmith Lane. Follow this road until you take a slight right and the property will be on your right.





Approximate Area = 1950 sq ft / 181.1 sq m
Outbuildings = 364 sq ft / 33.8 sq m
Total = 2314 sq ft / 214.9 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). © nrichcom 2023. Produced for Stags. REF: 989110

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