



Blueberry Cottage



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Chard Road, Axminster, EX13 5ED

Axminster Station: 0.7 mile Lyme Regis: 5.6 miles Colyton

Grammar School: 6 miles

A detached home offering spacious and versatile accommodation, with front and rear gardens and ample parking on the outskirts of the market town of Axminster. While the property provides excellent potential, it is now in need of some refurbishment.

- Detached house
- Requires refurbishment
- Front and rear gardens
- Freehold
- Four bedrooms
- Ample parking
- Access to amenities
- Council Tax Band F

Guide Price £650,000

SITUATION

The market town of Axminster benefits from a wide range of facilities including schooling, shopping and recreational facilities and mainline station on the London (Waterloo) line. The area benefits from some outstanding schooling, with nearby Colyton Grammar School, one of England's top state schools and the Axe Valley Community College is within walking distance to the property.

The south coast at Lyme Regis, famous for its Cobb and Bay is some 5.5 miles away, positioned along the Jurassic Coast. The property is close to three Areas of Outstanding Natural Beauty (AONBs) the Blackdown Hills to the north, East Devon to the south and Dorset to the east, where there are a number of foot and bridle paths giving access to the variety of the surrounding rolling countryside.



DESCRIPTION

Blueberry Cottage is a substantial detached family home featuring versatile living areas and four bedrooms.

Upon entering, a spacious hallway sets a welcoming tone for the property. The triple-aspect sitting room is centred around a striking stone open fireplace and includes patio doors that lead out to the gardens, perfect for socialising and family life. Adjacent to this, the dining room offers additional reception space, also with patio doors opening to the gardens. The generous kitchen is designed for everyday family life and features a step down to the breakfast room, ideal for casual dining. For added convenience, there is a walk-in pantry, a utility area and downstairs cloakroom. A study or potential fourth bedroom on the ground floor provides flexibility in accommodation.

On the first floor are the remaining three bedrooms, with Bedroom 1 being a generous triple-aspect room filled with natural light and fitted wardrobes. The other two bedrooms overlook the rear garden. The family bathroom and separate WC serves this floor.

OUTSIDE

The front and rear gardens are mainly laid to lawn, with a large patio area perfect for outdoor entertaining, alongside a swimming pool. To the front, the property is accessed via a gravelled drive providing ample parking for multiple vehicles. While the two neighbouring properties have right of access across this driveway, it remains privately owned by Blueberry Cottage

SERVICES

Mains gas, electricity and water (metered). Private drainage via a bio-digester septic tank which is shared with two other properties. Gas-fired central heating.

Standard and superfast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

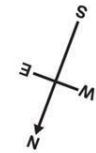
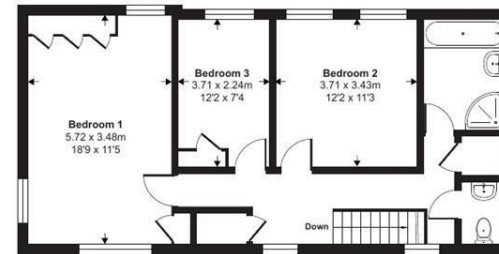
From the centre of Axminster, head east and turn left onto Chard Road (A358). Follow this road for approximately 500 yards and Blueberry Cottage is found on the right-hand side via a shared driveway (owned by Blueberry Cottage) which leads to this property and two others.



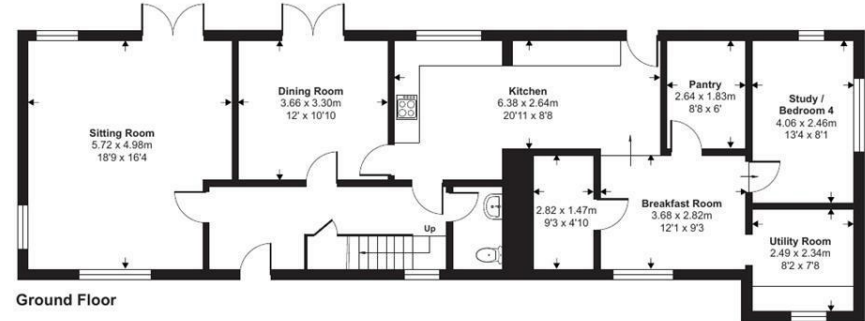
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Approximate Area = 1928 sq ft / 179.1 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1190756



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		76	42
EU Directive 2002/91/EC			

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