



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

This detached home offers versatile living spaces, front and rear gardens, and ample parking. Located on the outskirts of Axminster.

While the property holds excellent potential for transformation into a dream home, it now requires some refurbishment, offering a unique opportunity for buyers to personalise and modernise the generous family space.

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

## Offers Over £525,000

### 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 remarkable detached family residence offering both generous space and versatile living arrangements. Thoughtfully designed to meet the needs of a modern family, the property features four bedrooms and a variety of adaptable reception rooms.

Upon entering the home, a spacious hallway greets visitors, immediately setting a warm and welcoming tone. The layout flows seamlessly, offering a perfect balance between practicality and comfort. The triple-aspect sitting room serves as the heart of the home, centred around a striking stone open fireplace that creates a focal point. Large patio doors open directly to the gardens, offering an ideal space for socialising and blending indoor and outdoor living.

The dining room, located adjacent to the sitting room, provides additional reception space and also includes patio doors leading to the gardens. This room is perfectly suited for hosting gatherings or enjoying family meals while taking in views of the outdoor space.

The generous kitchen is designed with family life in mind, offering ample workspace and functionality. A step down leads to a charming breakfast room, ideal for casual dining or morning coffee. The kitchen is complemented by a walk-in pantry for additional storage, a utility area to manage household tasks, and a convenient downstairs cloakroom.

For those seeking flexibility, a ground-floor study adds to the home's adaptable layout. This room could easily serve as a fourth bedroom, guest suite, or home office, accommodating the evolving needs of a growing family.

On the first floor, the remaining three bedrooms offer a comfortable and well-lit retreat. Bedroom one is particularly impressive, featuring a triple-aspect design that floods the space with natural light. Fitted wardrobes enhance its practicality. The two additional bedrooms overlook the serene rear garden, providing peaceful views and a cosy ambiance.

This floor is served by a family bathroom and a separate WC, ensuring convenience for family members and guests alike.

## OUTSIDE

The front and rear gardens of Blueberry Cottage are predominantly laid to lawn, offering a lush and expansive outdoor space. A large patio area, ideal for hosting gatherings or enjoying alfresco dining, complements the outdoor setting and sits alongside a private swimming pool.

The home is accessed via a gravelled driveway at the front, providing ample parking for multiple vehicles. While the two neighbouring properties benefit from a right of access across this driveway, it remains privately owned by Blueberry Cottage, ensuring a sense of exclusivity and control over the approach to the property.

## 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

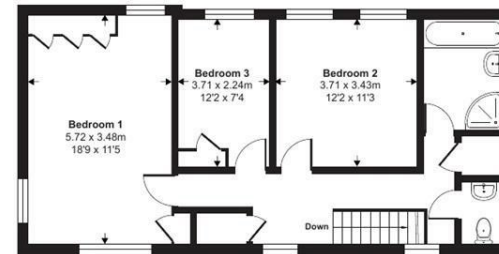
From the centre of Axminster, head east and turn left onto Chard Road (A358). Follow this road for approximately 500 yards and Blueberry Cottage is found on the right-hand side via a shared driveway (owned by Blueberry Cottage) which leads to this property and two others.



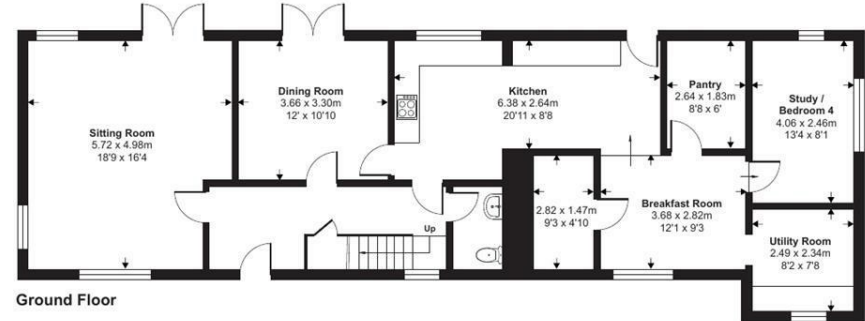
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



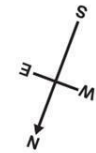
Approximate Area = 1928 sq ft / 179.1 sq m  
For identification only - Not to scale



First Floor



Ground Floor



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			
		42	76
England & Wales		EU Directive 2002/91/EC	

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