



New House



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Chardstock, Axminster, Devon, EX13 7BT

Chard: 3.3 miles Axminster: 4.6 miles Lyme Regis: 9.3 miles

A beautifully restored character cottage offering versatile living spaces, set within a tranquil rural village, featuring generous rear gardens and a garage, this home perfectly combines traditional charm with modern comforts. With planning permission granted for an impressive rear extension to create up to four bedrooms.

- Period cottage
- Beautiful gardens
- Character features
- Potential to extend
- EPC F
- 2/3 bedrooms
- Village location
- Carport
- Freehold
- Council Tax Band D

Guide Price £465,000

SITUATION

Nestled in the rolling East Devon hills in an Area of Outstanding Natural Beauty close to the Devon, Dorset and Somerset borders sits the pretty village of Chardstock. With a wonderful community, Chardstock offers a peaceful lifestyle with country walks on your doorstep, a community shop for everyday needs, post office, primary school, church and village hall, which is the focal point that brings residents together regularly. The renowned Tytherleigh Arms is a 20 minute walk away.

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.

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.



DESCRIPTION

This property offers spacious and versatile accommodation with the potential to create further with the existing planning permission.

The kitchen is the true heart of the home, with fitted shaker style units, range-style electric cooker set within the original inglenook fireplace, Belfast sink and exposed flagstones. Next door is the dining room with further character features including exposed stone and beams, with stairs rising to the first floor. The sitting room is a wonderfully bright reception space with feature woodburning stove and engineered oak flooring. There is a good-sized utility area and downstairs WC to the rear of the house, along with a lean-to area with planning permission for conversion to a further reception room.

On the first floor are two good-sized double bedrooms, with a spacious landing that could easily be restored as the third bedroom as it was originally. The bedrooms are beautifully light with vaulted ceilings, both enjoying a rural outlook. Bedroom one benefits from an ensuite bathroom, with separate bath and walk-in rain shower.

PLANNING PERMISSION

Planning permission includes extending the existing large lean-to out further to create a spacious glass fronted dining room, with utility, boot room and walk-in shower room. Renovate the existing two two-storey stone building to create a self-contained one bedroom annex, with private street entrance, shower room and kitchen.

OUTSIDE

The delightful cottage garden is mainly laid to lawn with an assortment of fruit trees; including apple, cherry and plum, and bordered by mature shrubs and hedging offering great privacy. There is a raised vegetable patch, small stone outbuilding and multiple spots for outdoor seating to enjoy the tranquil setting, with a raised seating area at the end of the garden which enjoys views over the surrounding countryside.

The garage has double doors which leads through to the garden, offering parking or excellent storage.

SERVICES

Mains electricity, water (metered) and drainage. LPG gas central heating. Woodburning stove.

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

DIRECTIONS

From Axminster take the A358 towards Chard. Turn left at the Tytherleigh Arms and continue towards Chardstock. Pass the village school and post office on the left and turn right at the pub, the George Inn, onto Chard Street. The New House is located a short distance 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.



Approximate Area = 1130 sq ft / 105 sq m
 Outbuilding / Lean To = 378 sq ft / 35.1 sq m
 Total = 1508 sq ft / 140.1 sq m
 For identification only - Not to scale

First Floor

- Upper Store: 3.45 x 2.84m (11'4" x 9'4")
- Bedroom 2: 4.11 x 3.68m (13'6" x 12'1")
- Bedroom 3: 3.76 x 2.82m (12'4" x 9'3")
- Bedroom 1: 4.50 x 4.27m (14'9" x 14')

Ground Floor

- Lean To: 5.89 x 2.29m (19'4" x 7'6")
- Utility: 4.37 x 2.24m (14'4" x 7'4")
- 3.45 x 2.84m (11'4" x 9'4")
- Kitchen: 4.39 x 3.76m (14'5" x 12'4")
- Dining Room: 3.76 x 2.82m (12'4" x 9'3")
- Sitting Room: 4.55 x 4.27m (14'11" x 14')
- Carport: 4.48 x 3.66m (14'8" x 12')

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1164908



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		22
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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