



Devonshire House



STAGS

Devonshire House

Smallridge, Axminster, Devon, EX13 7LY

Axminster 2.6 miles; Chard 5.7 miles; Lyme Regis 7.5 miles

A beautifully presented Grade II Listed period house in the heart of Smallridge.

- Grade II Listed
- 2 Bathrooms
- Large Garden
- No Onward Chain
- Council Tax Band F
- 5 Double Bedrooms
- Ample Parking
- Village Location
- Freehold
- EPC D

Guide Price £830,000

Devonshire House is situated in the village of Smallridge on the southern edge of the Blackdown Hills AONB. The village offers a pub, primary school, church, and hall, while nearby Axminster provides more amenities, including a Tesco and rail link to London Waterloo. School transport is available to Colyton Grammar, Woodroffe School in Lyme Regis, and Axe Valley College. Lyme Regis (9 miles) is a World Heritage Site known for its striking coastline and fossils. Honiton (14 miles) connects to Exeter via the A30, with access to the M5 and international airport. Taunton lies to the north with M5 and London Paddington rail links. Numerous local paths offer scenic countryside walks.

The property, which is Grade II Listed is believed to date from the late 18th Century and retains many character features such as flagstone floors, open stone fireplaces, exposed ceiling and roof timbers and small paned sash windows. The property is adjoined at the rear by a neighbouring home, yet it still enjoys a remarkable sense of privacy.

The accommodation is arranged over three floors, offering deceptively spacious interiors with versatile, configurable living options. On the ground floor are two good-sized reception rooms along with kitchen/breakfast room and utility/boot room with cloakroom off. On the first floor are three double bedrooms and a spacious family bathroom. The second floor offers two additional double bedrooms and a bathroom, with the potential to be reconfigured into a master suite featuring an en-suite and dressing room.

The house is approached from the village lane via an iron pedestrian gate set in a stone garden wall with paved path to the front door with lawns to either side. A path leads around to the rear of the property where on one corner of the house adjoins a small cottage, which is the neighbouring property. The gardens are laid to lawn paved seating area with stream frontage. A path leads up to an enclosed level parking and turning area where there is a useful stone outbuilding 24' x 14' (externally), which is accessed from the village lane just before reaching the property.

Mains water, gas and electricity. Private drainage system. Gas fired central heating. Standard, superfast and ultrafast broadband available. Mobile signal likely outside with Three, EE and 02 (Ofcom, 2025).





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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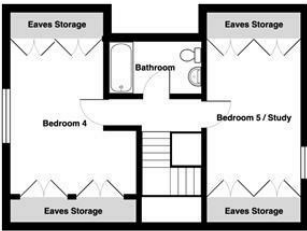
Devonshire House, Road From Badgers Rest To All Saints Church, Smallridge, EX13 7LY



Ground Floor



First Floor



Second Floor
Area: 46.4 m² ... 499 ft²

Total Area: 192.6 m² ... 2073 ft² (excluding store room)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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