



Apple Tree Cottage



# Apple Tree Cottage

, Axminster, EX13 5SU

Axminster station: 2.8 miles Lyme Regis: 3.1 miles Honiton:  
11.4 miles

A unique detached residence in  
an exceptional setting.

- Detached House
- 3 Bedrooms
- Approx. 1.5 acres
- Outbuildings
- EPC F
- Requires Modernisation
- Exceptional Garden Room
- Woodland
- Freehold
- Council Tax Band D

Guide Price £650,000

## SITUATION

Well placed for local amenities with The Hunters Lodge Inn a short walk away and excellent schools nearby, including Colyton Grammar, The Woodruff Secondary and Mrs Ethelston's CE Primary Academy. The village of Uplyme (under 2 miles away) offers a shop, Post Office, petrol station, village hall, sports clubs and pub, whilst Lyme Regis provides beaches, harbour, boutique shopping, dining, health centre and theatre.



## DESCRIPTION

Built of block and stone with a slate roof and now requiring complete modernisation, the property offers enormous scope to create a home tailored to your own style and needs. The accommodation includes a welcoming entrance porch, a dual-aspect sitting room with log burner, a dining room leading to the kitchen with larder storage, and an impressive garden room extension. The latter is a particular highlight, with a lantern roof and panoramic views of the garden and countryside beyond. Sliding glazed doors open out to a decking area above the garden, a space perfect for alfresco dining. Upstairs, three well-proportioned bedrooms and a family bathroom complete the layout, with one bedroom benefitting from a balcony ideal for enjoying the surroundings and to appreciate this property's enviable position.

## OUTSIDE

While the house itself requires renovation, it is the outside space that makes this property truly special. Set within approx. 1.51 acres (including driveway) the extensive gardens are a delight, offering a mixture of lawn, a tranquil apple orchard, vegetable plot, and a large area of private woodland, sloping and with steps leading down into the valley. Together, these grounds provide a haven for wildlife and a wonderful opportunity for those who enjoy outdoor living. In addition, there are two sizeable garages/outbuildings, both with potential for development (subject to planning permission), along with vehicular access via wooden gates to the rear garden. In front of the house is a private drive with parking for 4/5 cars.

## SERVICES

Mains electricity and water (metered). Septic Tank (does not comply with general binding rules). Oil fired central heating and wood burning stove.

Standard and superfast broadband available. Variable mobile signal outside (Ofcom, 2025).

## DIRECTIONS

What3Words: [///gathers.masts.fixtures](https://www.what3words.com/#!/gathers.masts.fixtures)



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.



Promap  
LANDMARK INFORMATION

Getmapping plc 2017.  
Plotted Scale - 1:750. Paper Size - A4



| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         | 95                                                                                  |
| (92 plus) A                                 |  |                         |                                                                                     |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (55-68) D                                   |  |                         |                                                                                     |
| (39-54) E                                   |  |                         |                                                                                     |
| (21-38) F                                   |  |                         |                                                                                     |
| (1-20) G                                    |  | 23                      |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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