

Apple Tree Cottage

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, 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







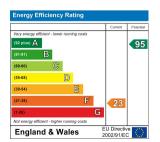
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