



## Chardstock, Axminster, Devon

A delightful sympathetically renovated country cottage, with a large attractive garden & private parking. Set in the heart of a charming village this house comes with planning permission to create an interesting contemporary extension and one bedroom self contained annex.

Guide Price

**£485,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## New House, Chardstock, Axminster EX13 7BT

- Period renovated cottage
- Stunning character features
  - Impressive kitchen
  - Beautiful gardens
- Approved planning permission
  - Carport parking
- Well placed for village amenities
  - Jurassic coastline 10 miles
  - Council Tax Band D

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122





A delightful sympathetically renovated country cottage, with a large attractive garden & private parking. Set in the heart of a charming village this house comes with planning permission to create an interesting contemporary extension and one bedroom self contained annex.

The main hub of the home is the stunning kitchen, interior designed with bespoke hand made units and quartz work surface. The original inglenook fireplace, bread oven, oak beam and flagstone floor have all been discovered and are now a real feature.

The second reception room offers a versatile space to create a study or formal dining area. The lounge is a wonderful double aspect sitting room with a high ceiling and a large window flooding it with light, engineered oak flooring and a new wood burner.

On the first floor all rooms have far reaching countryside views across the valley. Two beautifully light and spacious vaulted bedrooms. The third bedroom has been opened up creating a large, light open space with a feature stone wall and a velux, which could easily be returned to the third bedroom.

The bathroom has a large walk in rain shower and modern white suite with a view over the garden

#### Outside

The garage has double doors, which lead through to the carport and the garden. The garden is a delight, very large and with a wide variety of mature shrubs, fruit trees and raised veg area. Of particular interest is the raised area at the end of the garden which enjoys views over the village & surrounding countryside.

Planning permission includes extending the existing large lean-to out further to to create a spacious glass fronted dining room, with utility, boot room & walk in shower room. Renovate the existing two two-storey stone building to create a self contained 1 bedroom annex, with private street entrance, shower room and kitchen.

#### Situation

New House sits centrally within the East Devon village of Chardstock and in walking distance of local amenities. These include a community run post office/stores, parish church and village hall. Chardstock also offers many social clubs, bowls green and cricket club. The adjoining village of Tytherleigh includes a farm shop and The Tytherleigh Arms, renowned for its quality cuisine. The village is situated midway between Axminster and Chard both of which offer a good range of amenities, independent shops, chain stores and supermarkets. Axminster also has a mainline railway station on the Exeter to Waterloo line. The area around the village is popular for walking and riding. The Jurassic heritage coast at Lyme Regis and Seaton is some 10 miles to the south.

#### Services

Mains electric, water and drainage. LPG gas central heating  
Ultrafast broadband is available.

Mobile availability- Voice & data coverage is available outdoors. Voice coverage is available indoors.

#### Local Authority

East Devon District Council - 01404 515616.

#### Sporting

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Cricket St Thomas between Chard & Crewkerne. Sailing on the coast at Seaton or Lyme Regis.

#### Education

Primary schooling at Chardstock, All Saints and Axminster. Secondary schools at The Woodroffe School, the excellent Colyton Grammar School and also Axe Valley Academy in Axminster and Holyrood Academy in Chard. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, and the Exeter or Taunton Schools.

#### Planning permissions

Further details for the active planning permission can be found on the East Devon planning portal using reference 19/0510/FUL.

We understand from the seller that the planning permission has been implemented after the annex roof was replaced and new velux installed. Permission is to create a self contained annex, with the creation of a new doorway opening on to the lane, to create a private front door with space to include optional kitchen & shower room.

The planning also includes permission to replace a single storey rear extension to create a larger on, with dining room, utility and additional shower room.

### Directions

From Axminster, proceed on the A358 towards Chard and continue until reaching Tytherleigh. Turn left, signposted Chardstock, (beside The Tytherleigh Arms) and continue into the village. Proceed into the centre of the village taking the right hand turning signposted Chard Street where New Cottage can be found after a short distance on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		67	22
EU Directive 2002/91/EC			

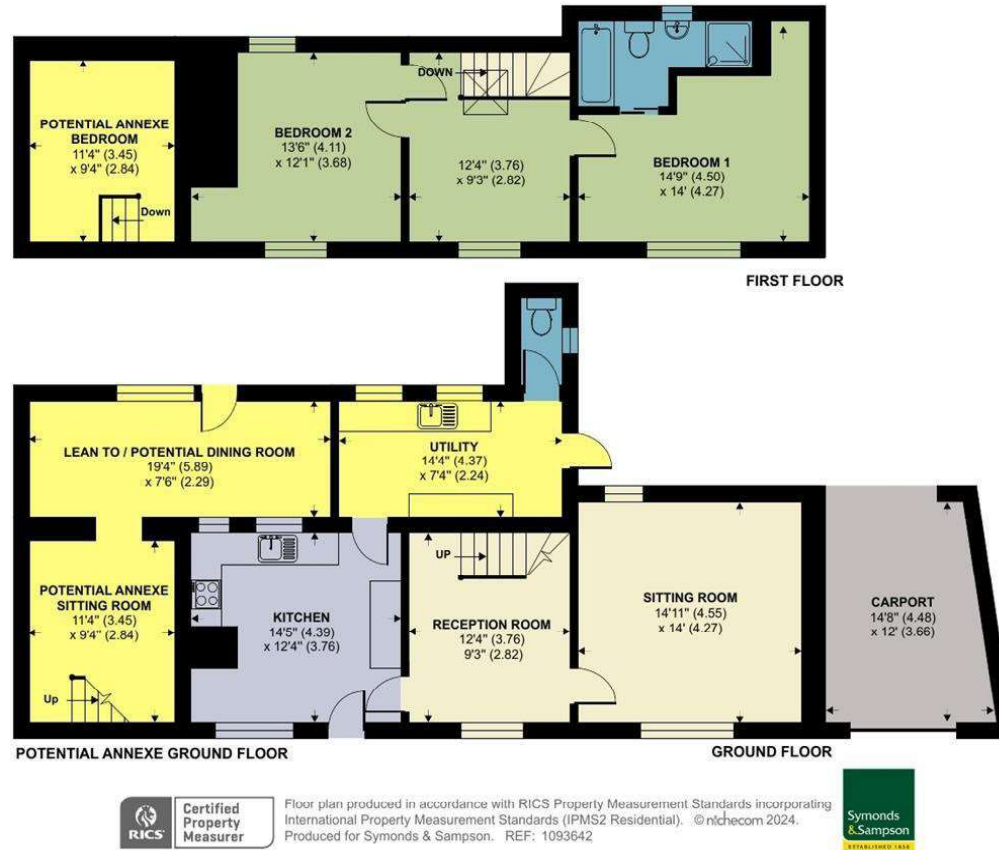
Axm/RIS/5.3.24

## Chardstock, Axminster

Approximate Area = 1130 sq ft / 104.9 sq m  
 Extension / Potential Annexe Area = 378 sq ft / 35.1 sq m  
 Total = 1508 sq ft / 140 sq m

For identification only - Not to scale

KEY:  
 POTENTIAL ANNEXE / EXTENSION TO MAIN HOUSE



**01297 33122**  
 Symonds & Sampson Trinity Square  
 Axminster  
 Devon  
 EX13 5AW  
 axminster@symondsandsampson.co.uk

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