



Dalwood, Axminster, Devon

Guide Price
£750,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

A fine rural chalet bungalow offering superb views over the Yarty Valley , stable block, paddock land and outbuildings. In all about 4.3 acres.

**Eastwood,
Dalwood Axminster
EX13 7HH**

- Versatile accomodation
 - Three to five bedrooms
- Multi generational living options
 - Remodelled kitchen & bathroom
- Delightful gardens with wildlife pond
 - Four paddocks
 - Yard with stables
- Stunning rural views
 - Private location
 - Council Tax Band F

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A fine rural chalet bungalow offering superb views over the Yarty Valley , stable block, paddock land and outbuildings. In all about 4.3 acres.

Eastwood is set in 4.3 acres and was originally constructed during the 1920's as a modest two bedroom bungalow before being extended pre 1960 to incorporate the former milking parlour into the main accommodation. In more recent years our clients added an extension to the southern elevation along with a loft conversion to create a sizable annexe for family members. This has since been reinstated back into one residence but with some thought and relevant permissions Eastwood offers an opportunity for multi generational living. The property is welcomed to the open market for the first time in over 50 years and combines the peace and tranquillity associated with rural living in East Devon as well as modern fixtures and fittings, spacious room sizes and outstanding views. The accommodation offers a good degree of flexibility in its current format with a beautiful dual aspect kitchen/breakfast room which was remodelled by Colyton Kitchen in 2018, four generous rooms set in the original part of the bungalow that include good ceiling height. These rooms are currently arranged as two double bedrooms, a cosy snug and formal dining room. The owners also updated the main bathroom during 2021 with a contemporary bathroom suite with separate shower. A few steps lead down to the former annexe and an impressive L-shaped sitting room featuring woodburning stove and double doors leading out to the terrace. The former kitchen now serves as a generous utility room to the main house. To the first floor is a double bedroom, shower room and split level access to a converted attic room serving as the sellers study and access to the remaining loft space. There is also a useful boot room and downstairs cloakroom. Overall, the property is presented in excellent decorative order with extensive double glazing and an oil fired central heating system.



Gardens & Grounds

The property is approached from the lane side via a 5 bar gate which leads down to an area of hardstanding and the stable block. There is also pedestrian access from the lane which leads down to the main entrance and covered porch area. The informal gardens wrap around three sides of the property and are interspersed with a wide variety of established trees, shrubs, wildlife pond and seasonal flowers. There is an impressive, terraced patio which sweeps around the southern elevation and links up with the sitting room. This provides a wonderful vantage point to enjoy the gardens and grounds. Beyond the garden is one of four paddocks which runs down to a tree lined boundary. The stable block and main outbuilding are located to the north of Eastwood and only a short walk away. These overlook a productive vegetable garden with greenhouse and potting shed. There are three further paddocks, each enclosed with a combination of post and rail fencing, tree lined Devon banks and electric wired fencing. The top paddock also includes a block built single stable. The total grounds, gardens, outbuildings and residence are set in approximately 4.3 acres.

Outbuildings

A good mix of timber framed outbuildings with concrete bases and yard, comprising of 2 x loose boxes, feed store, hay barn and large workshop with light and power connected.

Situation

Eastwood is set in an enviable rural location, set high above the village of Dalwood, along a country lane with distant views over the surrounding countryside. Dalwood village (1.5 miles) centres around the 15th century parish church and the renowned The Tuckers Arms, celebrated for its immense rustic charm and locally sourced ingredients. There is an active local community which operates the village store/post office, along with several social clubs and societies. There is a yearly Country Fair held in August, recreational fields, village hall and a private nursery/preschool. The nearby Burrow Farm Gardens offers stunning gardens, tea rooms and nursery.

The Village is located almost midway between the ancient market towns of Axminster (4 miles), and Honiton (6 miles) known for its antique shops. Both offer all of the facilities one would expect including a range of independent shops, national retailers, restaurants, recreational facilities and a mainline railway station on the Exeter to London Waterloo line. To the south, the Jurassic Coast World Heritage site features the popular resort of Lyme Regis with its famous Cobb, historic buildings, and sandy beach. There are good road connections both east and west with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, main line rail link to London Paddington, international airport and M5 access.

Education

Primary schooling at Axminster, Honiton & Stockland. State secondary school at Axminster, Honiton and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill, Blundells, the Exeter and the Taunton Schools.

Sporting

Hunting with the Cotley Harriers. Racing at Taunton or Wincanton. Golf at Honiton, Lyme Regis or Seaton. Sailing on the coast at Lyme Regis or Seaton. Leisure and sporting facilities/clubs can be found in Axminster and Honiton. County Championship Cricket at Taunton and Premiership Rugby at Sandy Park, Exeter.

Services

Mains electric and water. Private drainage.

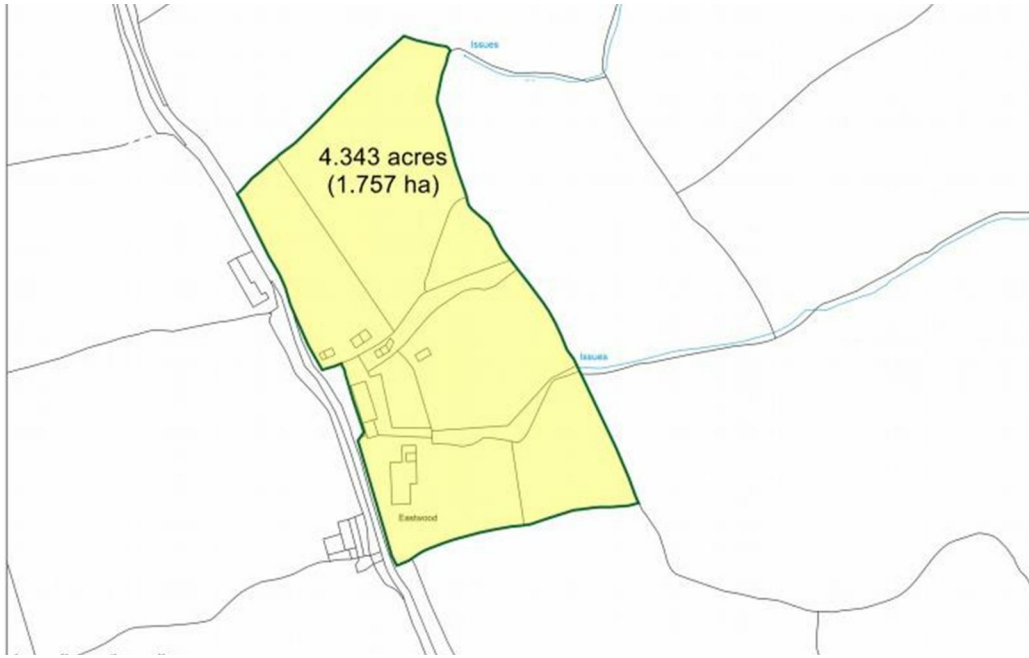
Agents Note

We have been advised that the septic tank does not meet current regulations. The vendors have paid the deposit for a new system, and works will begin once an offer for the property has been agreed. They have also advised us that the paddocks are treated on a yearly basis for Horsetail. There is also a disused & covered well in the porch.

Local authority

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616.





Directions

From our office in Axminster proceed on to the A35 towards Kilmington. Go through the village and at Taunton Cross turn right, then immediately right again signposted Dalwood. At the junction turn left then take the second right which will take you into the village. Pass the Tuckers Arms Public House on the right, go over the bridge and follow this road out of the village along Dalwood Lane. At the Danes Hill junction, turn left and continue along Beacons Hill Lane where the property can be found on your right hand side after approximately one mile. Parking for viewers is available in the layby set besides the outbuildings.



Denotes restricted head height

Dalwood, Axminster

Approximate Area = 2398 sq ft / 222.7 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Annexe = 339 sq ft / 31.4 sq m

Outbuilding = 1302 sq ft / 120.9 sq m

Total = 4085 sq ft / 379.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1083008



Axm/rs/8.2.24

01297 33122

Symonds & Sampson Trinity Square

Axminster

Devon

EX13 5AW

axminster@symondsandsampson.co.uk

Symonds & Sampson

ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

