



Wytch Green, Hawkchurch, Axminster,

A quintessential three bedroom period cottage which features an additional one bedroom annexe, established gardens and gated parking. No onward chain.

Guide Price
£575,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

1, Wyitch Green, Hawkchurch, Axminster EX13 5XA

- Grade II Listed Cottage
 - Semi-detached
- Wealth of character features
 - Family kitchen
- Three double bedrooms
 - Study/snug
- One bedroom annexe
- Pretty garden and parking
 - Council Tax Band E

Viewing strictly by appointment
Symonds & Sampson
01297 33122





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1 Wytch Green is an historic Grade II Listed chocolate box cottage brimming with character along with a separate one bedroom annexe located within the garden. According to Historic England the main house is believed to date from c.1800 and is one of a pair of stone cottages which would have been prominent during the early history of the village. From the roadside a picket gate opens into the enclosed front garden where you enter the property via a lean to front lobby. On entering the property, you are greeted by a delightful dual aspect cottage style kitchen, fitted with a wide range of cream units and granite work surfacing. There are a range of integrated appliances along with an oil fired Aga (decommissioned) and picturesque window seat. Adjoining the kitchen is the stunning sitting room, where you will find beautiful, beamed ceilings, historic bread oven and imposing open fire. To the rear of the cottage the staircase rises to the first floor and you will find the family bathroom. A few steps lead down to a practical rear entrance vestibule where you will find plenty of space for muddy boots, large storage cupboard, study and access out to the rear courtyard. The first floor features three double bedrooms with the master benefiting from an en suite WC.



The annex

Located beyond the rear courtyard, the annexe, has been sympathetically converted to provide auxiliary accommodation to the main house. There is a large sitting room with vaulted ceiling and woodburning stove, double bedroom and full bathroom suite which also includes an electric shower over the bath.

Situation

Hawkchurch has an active community with many social societies, primary school, pub inn, holiday resort and spa, 12th century church and recently expanded community shop. The surrounding countryside has an abundance of public footpaths and bridleways for country pursuits. The Jurassic Coast World Heritage site and famed resort of Lyme Regis are about 6 miles away. This popular resort with its famous Cobb and sand beach, provides a range of independent shops and restaurants. The market town of Axminster (4 miles) offers all of the facilities one would expect from a small market town including supermarkets, doctor's surgery and recreational facilities including a sports centre and swimming pool. Plus a main line station to London Waterloo and the home of River Cottage HQ situated in the nearby Trinity Hill area. Excellent transport connections both east and west with the A30/A303 and the A35 coast roads. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, national league sports clubs, international airport and access to the M5.

Outside

The enclosed front garden features paved terraces on a split level with established shrubs and hedging. From the lane side to the north of the cottage a gated driveway opens onto the rear courtyard where you will find ample parking, attractive mature gardens with a wide variety of shrubs, garden shed and water supply.

Local Authority

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

Agents Note

Wytch Green has been run as a successful holiday cottage for a number of years by the current owners. Details on occupancy rate and income can be made available by request.

Outside

Adjoining the annexe is a single carport and large laundry/store room.

Services

Mains water, electric and drainage. The main house is heated via an oil fired central heating system, whilst the annexe has electric wall heaters.

Superfast broadband is available
 Mobile reception is limited inside, and likely outside.
 Source- Ofcom.org

Hawkchurch, Axminster

Approximate Area = 1316 sq ft / 122.2 sq m
 Annexe = 393 sq ft / 36.5 sq m (excludes carport & laundry)
 Total = 1709 sq ft / 158.7 sq m

For identification only - Not to scale



Directions

Proceed out of Axminster along the Lyme Road and at the junction turn left onto the A35. On reaching Raymonds Hill turn left onto the Crewkerne Road and continue along this road for 2.5 miles. Take the left-hand turning (signposted Hawkchurch) and left again at the next junction. Proceed down the hill into the village where the property can be found opposite the war memorial. Further identified by our 'For Sale' board.

Axm/RS/20.5.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 964145



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