



Green End House, Dalwood, Axminster

Guide Price
£1,150,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A truly exceptional five bedroom individual family residence located in the ever popular village of Dalwood with stunning gardens, adjoining field and great versatility with potential for multi generational living or a sizable home studio/office. In total approximately 3.1 acres.

Green End House Dalwood, Axminster EX13 7EG

- Pretty village setting
- Individual detached dwelling
 - Picturesque gardens
 - Additional field
 - Four/five bedrooms
 - Four bathrooms
 - Three reception rooms
- Nearby village amenities
 - Council Tax Band F

Viewing strictly by appointment
Symonds & Sampson
01297 33122





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Green End House offers an exciting opportunity for those who are seeking spacious rooms, pretty established gardens and the addition of an adjoining field. Properties of this nature rarely become available in a central village setting where one can make the most of the excellent village facilities without having to worry about finding transport. The property itself was completed in 1983 using a complementary blend of stone faced and rendered elevations under a hardrow tiled roof. The property was then enlarged in 2008 meaning the main house now offers in excess of 3000 sq ft of accommodation. The design includes many interesting features and was the collaboration of our sellers technical drawing background and David Highet, a well-known architect to the area. Of note are the number of dual aspects allowing for most rooms to enjoy natural light throughout the course of the day and the deep bay windows which run along the rear elevation overlooking the gardens.

Accommodation

The main entrance to the property has been deliberately designed off centre to the allow for easy access to the gardens and a larger area for boots and other outdoor apparel. There is a downstairs shower room and a downstairs bedroom/study which is divided from the main house and could easily be used for a guest with mobility issues or as a home office where your work can be separated from your family life. Steps lead down to a generous open plan kitchen/dining room fitted with a wide range of bespoke wooden units and an oil fired Aga. The addition of a window seat makes for a pleasant vantage point looking out over the gardens. There is also a sizeable utility room offering space for numerous white goods and floor to ceiling shelving. As you continue through the house there is a central room where the return leg feature staircase rises to the first floor accommodation. Green End House has two impressive reception rooms along with a modern garden room, two of which feature double doors leading out to the gardens. To the first floor are four double bedrooms, three of which have built in wardrobes. Both the master and guest bedroom feature en suite shower rooms, while the master also has its own dressing room.



Gardens

Green End House is well hidden from the roadside with established boundaries and borders. The gravelled driveway winds through the mature trees and gardens to a large parking and turning area to the front of the garage. A gently sloping pathway leads down to the main entrance through well stock shrub and flowers beds. Along the front elevation is an easterly facing patio, ideally placed to benefit from the morning sun. The gardens to the rear of the house are as equally beautiful, having been well loved and tended to for the past forty years. A spacious seating area adjoins the rear and once you proceed through the shrubbery you are greeted with a level lawn garden and a beautiful rarely seen view of the church and surrounding countryside.

The Paddock

Beyond the formal gardens is the recently acquired parcel of gently sloping land measuring in the region of 2.5 acres. The owners have left the land to wild meadow to encourage the local wildlife. A bridleway runs through the field and comes out beyond the church.

Garage

Up and over door, light and power connected. Inspection pit and pedestrian access.

Situation

Green End House is set in the historic centre of the village besides the 15th century parish church and moments away from The Tuckers Arms, renowned for its immense rustic charm and locally sourced ingredients. There is an active local community which operates the village store and 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

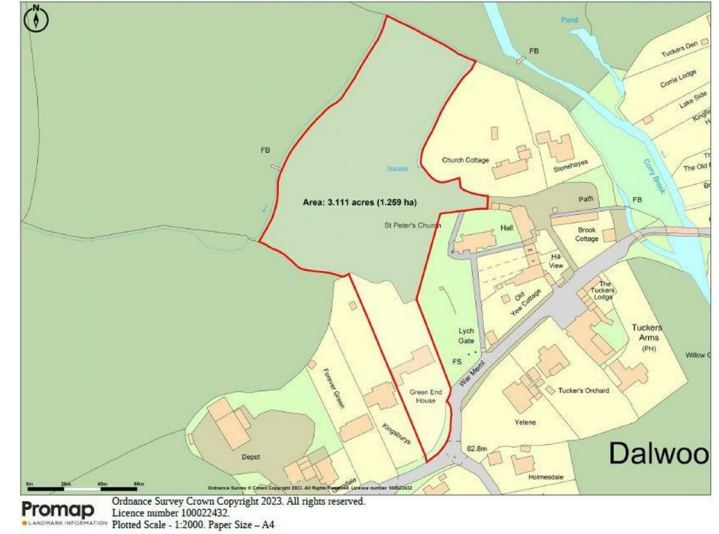
Racing at Taunton or Wincanton. Golf at Honiton, Lyme Regis or Seaton. Sailing on the coast at Lyme Regis or Seaton. Leisure and sporting facilities/clubs can be found in Axminster and Honiton. County Championship Cricket at Taunton and Premiership Rugby at Sandy Park, Exeter.

Services

Mains water, electric and drainage. Oil fired central heating and Aga. Standard broadband is available. Mobile coverage is limited indoors, and likely to be available outside. Source - Ofcom.org.uk.

Local Authority

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





Directions

From our office in Axminster proceed on to the A35 towards Honiton for 2.3 miles and at Taunton Cross turn right, then immediately right again signposted Dalwood. Continue along this road and at the second junction turn left then take the second right which will take you into the village. The property can be found on your left hand side a few hundred yards after passing the village stores, clearly marked by the name board at the driveway entrance just before the church.



Dalwood, Axminster

Approximate Area = 3154 sq ft / 293 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Garage = 171 sq ft / 15.9 sq m

Shed = 200 sq ft / 18.6 sq m

Total = 3547 sq ft / 329.5 sq m

For identification only - Not to scale

Denotes restricted head height

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 61 | 71 |
| England & Wales | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Symonds & Sampson. REF: 1012380



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