



# Appledore Cottage, Hawkchurch

Guide Price  
**£995,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

A picturesque and charming detached country house with separate stylish and contemporary annex, nestled in established grounds of 0.4 acre alongside a separate additional 1 acre paddock. In total 1.44 acres.

## Appledore Cottage, Hawkchurch, EX13 5XB

- Individual thatched house with period origins
- Considerably enhanced and extended over recent years
  - Impressive oak framed garden room
- Farmhouse style kitchen with electric economy 7 aga, separate dual ovens and induction hob
- Period features to include exposed timbers and inglenook fireplace
- Unique two bedroom annex set above detached double garage
  - Modern air sourced heat pump
- Additional paddock of just over an acre

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122





A picturesque and charming detached country house with separate stylish and contemporary annex, nestled in established grounds of 0.4 acre alongside a separate additional 1 acre paddock. In total 1.44 acres.

Appledore cottage provides a fine blend of period Features with a balance of modern day conveniences to include an inglenook fireplace and exposed Timbers alongside a stylish kitchen with partial granite work surfaces and an air source heat pump system. There is a tremendous feel of space in the open plan kitchen dining area being triple aspect and granting direct access to the truly stunning oak framed garden room. Considerable time and expense has been taken with the creation of this unique room with a lead lined roof incorporating a Chinese Lantern skylight designed to capture the stunning viewpoint over the established gardens. Within the landscaped gardens is a detached double garage providing a first floor annex which again has been cleverly created to captivate the views over the adjoining countryside. The annex is known as Pippin and provides a welcome retreat to both visiting family members or possible rental purposes, subject of course to any necessary consents. There is also a separate one acre paddock providing a stable with adjoining hay barn and separate fruit cage all again appreciating the rural outlook.

If privacy is high on the agenda then this idyllic location which is set away from passing traffic offering considerable seclusion and being surrounded by open countryside is worthy of a viewing.



### Situation

Appledore is nestled in a delightful semi-rural setting along an unmade lane with views over the surrounding countryside, close to the Devon/Dorset border on the southern outskirts of this popular village. Hawkchurch has an active community with many 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. A main line station providing access to London Waterloo and the home of River Cottage HQ situated in the nearby Trinity Hill area. Despite its tranquil setting this secluded retreat is well placed with 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.

### Garaging

The property is approached via a gravel driveway leading to parking area which continues to an additional parking area and detached double garage. Twin up and over electrically operated roller doors and access to the workshop, it also houses an independent oil boiler for the annex and a Separate WC for gardeners convenience. On the 1st floor is the annex known as Pippin, accessed externally via sweeping paved steps where there is a timber deck which provides impressive country views.

### Outside

The gardens extend to approximately 0.4 of an acre having been considerably landscaped, incorporating various paved terraces and an abundance of mature plants and shrubs all adjoining open countryside.

### Paddock

Situated on the other side of the track is a paddock incorporating stable block and fruit cage, in all just over an acre.

### Services

Mains electric and water. Private drainage in the form of a modern treatment plant. Heating via an air sourced heat pump. Superfast broadband is available. Mobile coverage is limited inside & likely outdoors. Source-ofcom.org

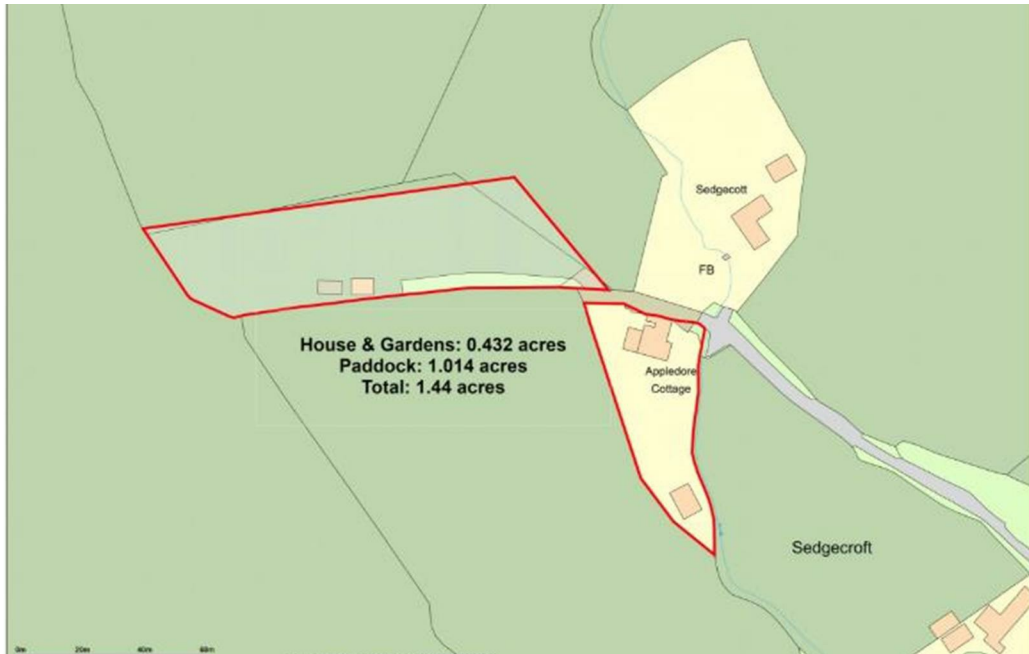
### Agents note

An appropriate choice of car is highly recommended as access for lower bodied cars could possibly be restricted over the unmade lane.

### Local authority

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





**Directions**

On entering the village of Hawkchurch proceed down past the church and the pub and at the War Memorial turn left onto Brimley lane. As you are leaving the village turn right onto a track located between Coate farm and some agricultural buildings. Proceed down this unmade lane where Appledore cottage will be found at the far end.



**Hawkchurch, Axminster**

Approximate Area = 1962 sq ft / 182.3 sq m  
 Limited Use Area(s) = 60 sq ft / 5.6 sq m  
 Outbuilding = 268 sq ft / 24.9 sq m  
 Annexe = 446 sq ft / 41.4 sq m  
 Garage = 597 sq ft / 55.4 sq m  
 Total = 3333 sq ft / 309.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Axm/JP/13.6.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nřchecon 2024. Produced for Symonds & Sampson. REF: 1138151



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