



Symonds
& Sampson

2 The Fisheries

Shute, Axminster, Devon

2 The Fisheries

Shute

Axminster

Devon EX13 7QL

An extended semi detached 2 bedroom cottage set in established grounds of approximately 0.77 of an acre incorporating a detached timber lodge and garage, which back onto open countryside.



 0.77 acre(s)

- Enhanced extended cottage
- Oak frame extension with vaulted ceiling and glass gable
- Inglenook fireplace with primary and secondary staircase
- Established landscaped grounds of approximately 0.77 of an acre
- True gardeners' delight backing onto fields and bisected by a stream
- Parking, garage & timber lodge

Guide Price £475,000

Freehold

Axminster Sales
01297 33122

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THE PROPERTY

This rather unique cottage enjoys a tucked away location having been improved with the introduction of various extensions, especially an impressive oak framed area providing a stunning viewing point over the established gardens. This reception area also enjoys a vaulted ceiling and glass gable complemented further by a secondary spiral staircase and first floor balcony. There is a blend of period features to include an inglenook fireplace and partial exposed timbers alongside an oil fired central heating system. A utilitarian cloakroom area and study have also been provided via a ground floor side extension. Other benefits include off road parking, a garage and a detached timber lodge.

In total the site extends to approximately 0.77 of an acre having been extensively landscaped to incorporate a haven of flora and fauna. Within the grounds is a purpose built brick and stone bothy providing a clock tower and ornamental pond which enjoys views over the grounds. Of particular note is the bisecting stream with its own bridge accessing a further area of grounds with another timber building suitable for housing a ride on mower.

The detached timber lodge provides a kitchenette and shower room and would be well suited for possible auxiliary accommodation for guests or extended family.

OUTSIDE

The property is approached through timber gates over a gravelled driveway.

The driveway is not owned by the property but benefits from a right of way over it, which grants access to the garage and parking spaces to the right of the garage (marked blue on the site plan). There is potential to create further parking and turning beyond the existing garage.

Detached timber garage with wood store.

A pedestrian gate leads into the grounds with a pathway granting access to the cottage. The total site extends to approximately 0.77 of an acre incorporating numerous mature plants and shrubs bisected by a stream whilst backing onto open fields.

Within the grounds are a number of outbuildings.

SITUATION

This hidden gem of a cottage enjoys a tucked away location within a rural hamlet offering considerable privacy and seclusion. Located in an Area of Outstanding Natural Beauty with nearby towns including historic Colyton with the highly regarded Colyton Grammar School. The small market town of Axminster which has a good range of amenities is located a few miles away and is on the London

Waterloo rail line. There are also good primary schools in the area including Shute and Kilmington.

DIRECTIONS

What3words

<https://w3w.co/plays.appoints.wizards>

SERVICES

Mains electric. Private water & drainage.

Broadband: Standard available.

Mobile Network Coverage: Likely outside & inside. 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 D

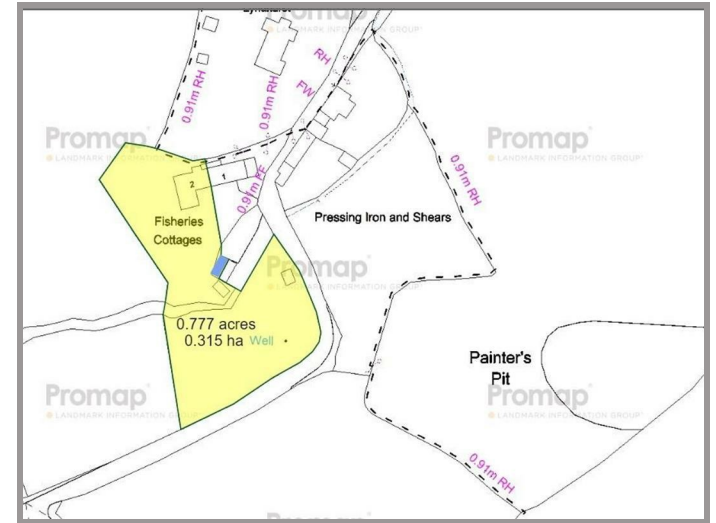
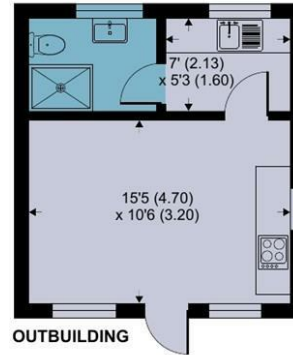
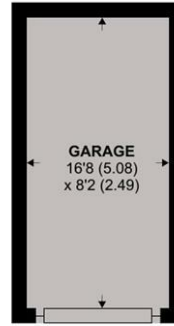
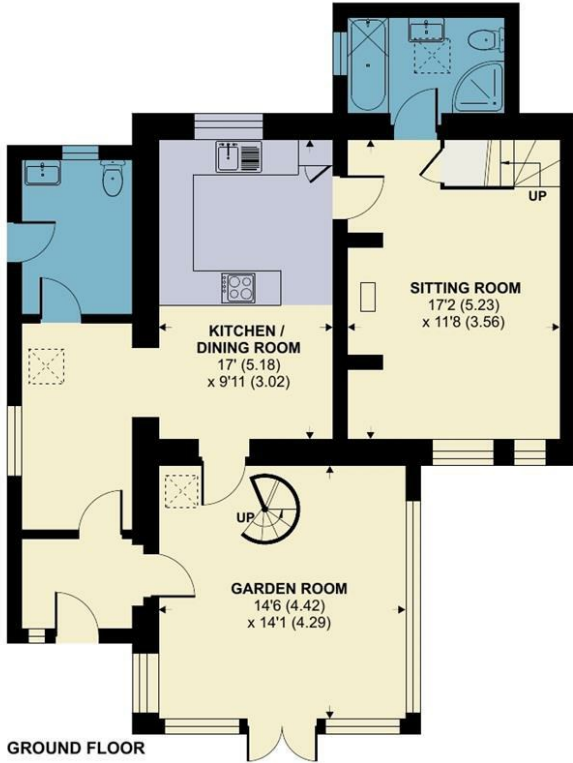


Energy Efficiency Rating	
Very energy efficient (lower running costs)	Current
A	64
B	
C	
D	
E	
F	
G	Very energy inefficient (higher running costs)
England & Wales	

The Fisheries, Shute, Axminster

Approximate Area = 1290 sq ft / 119.8 sq m
 Garage = 136 sq ft / 12.6 sq m
 Outbuilding = 245 sq ft / 22.7 sq m
 Total = 1671 sq ft / 155.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1062361



Office/Neg/Date



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