



Symonds  
& Sampson

# Newlands

Goldsmith Lane, All Saints, Axminster, Devon

# Newlands

Goldsmith Lane

All Saints

Axminster

Devon EX13 7LU

An individual detached country house in need of modernisation in gardens and grounds of 0.65 acres. No onward chain.



- Countryside setting
- Good access to the A358
- Private gardens adjoining countryside
- Great potential for improvement
  - Bay fronted façade
  - No onward chain

Guide Price £550,000

Freehold

Axminster Sales  
01297 33122  
axminster@symondsandsampson.co.uk



## THE PROPERTY

Newlands is a traditionally constructed brick and rendered property consisting of later extensions including a historic two storey extension providing an additional reception room and bedroom. The property has remained untouched for a number of years and offers potential for improvement or potentially expansion subject to the necessary planning consent.

## ACCOMMODATION

To the front of the property is a pleasant bay fronted facade with open porch and a double glazed lean to style conservatory. On entering the property you are greeted by a spacious entrance hallway with two generous dual reception rooms to either side. Along the rear of is a generous kitchen with traditional pantry, linen cupboard and a range of units. From here a doorway leads through to a single-story single skin extension with rear lobby, cloakroom and utility/workshop. To the first floor are three bedrooms and family bathroom.

## OUTSIDE

From the lane side a gravel driveway leads to the main house garage and parking area. There is an area of lawn garden with access around the seller western elevation to a rear courtyard. The majority of the gardens and grounds continue in a westerly direction and feature a wide variety

of established trees and mature shrubs which offer a good degree of privacy. In all about 0.65 acres.

## SITUATION

Newlands is set along a private drive away from passing traffic on Goldsmiths Lane. The surrounding area is renowned for its rural activities with an abundance of footpaths and bridleways. The villages of Smallridge and All Saints seamlessly link into one, where you will find a public inn, primary school and active village hall. The market town of Axminster (2 miles) offers a good range of day to day amenities and services along with independent and national retailers. The town is synonymous for its world famous Axminster Carpets, first produced in 1755. There is also a very well supported market each Thursday where you will find a great selection of fresh produce, crafts and day to day essentials.

The Jurassic coastline of Lyme Regis (6 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen

on deep sea fishing trips, the sailing and power boat clubs. Hugh Fernley-Whittingstalls River Cottage HQ can be found in the nearby Trinity Hill area above Lyme Regis. The larger centres of Taunton and Exeter (with its regional airport) are within easy reach. There are good transport connections locally including a mainline railway station at Axminster and 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, international airport and access to the M5.

## DIRECTIONS

What3Words  
///down.arise.tonsils

## SERVICES

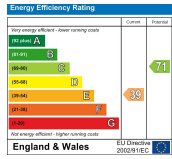
Mains electric and water. Oil fired central heating. Private drainage  
Broadband: Standard available  
Mobile coverage: Limited indoors, likely outdoors.  
Local Authority: East Devon District Council, Honiton, Devon. Tel : 01404 515616  
Council Tax Band E

## MATERIAL INFORMATION

The executor of the estate is unaware if the private drainage system complies with the current regulations. Therefore, we would recommend that all interested parties factor these potential cost into their calculations.



# Goldsmith Lane, All Saints, Axminster



Approximate Area = 1726 sq ft / 160.3 sq m  
 Garage = 157 sq ft / 14.5 sq m  
 Outbuilding = 77 sq ft / 7.1 sq m  
 Total = 1960 sq ft / 182 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). © nhtecom 2024. Produced for Symonds & Sampson. REF: 1197816



Axm/RS/10.10.24



01297 33122

axminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 Symonds & Sampson, Trinity Square,  
 Axminster, Devon EX13 5AW



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**