



Symonds  
& Sampson

# Clouds Hill & Clouds Hill Cottage

Hawkchurch, Axminster, Devon



# Clouds Hill & Clouds Hill Cottage

Hawkchurch  
Axminster  
Devon EX13 5XD

A characterful period property, comprising five bedrooms, three bathrooms and three reception rooms, together with a one bedroom, two bathroom detached cottage set within matures gardens and grounds of 0.5 of an acre.



- Period attached three storey residence
- Mature gardens with patio and summerhouse, approx 0.5 acre
  - Double garage and driveway
- Tastefully refurbished to a very high standard
- One bedroom detached cottage, within the grounds
  - Forms part of a picturesque street scene

Guide Price £875,000

Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)





## THE PROPERTY

Clouds Hill is a charming country home of real character with 17th Century origins. The property has an interesting past having served the village of Hawkchurch as the local bakery, rectory and finishing school.

Under the current owners Clouds Hill has been transformed into a fine residence which combines a wealth of character features with high quality bespoke fixtures and fittings, including custom made timber framed double glazing. Flagstone flooring, window seats, exposed brickwork, an inglenook fireplace and Georgian turning staircases are amongst this property's original period features.

## ACCOMMODATION

On entering you are welcomed by an impressive entrance hallway providing access to the principal reception rooms. The flagstone hallway spans the full length of the ground floor, running through to a useful rear lobby and cloakroom, and also steps down to the cellar, a useful storage area.

The main reception is a splendid dual aspect room with a feature wall of original exposed brick and beams, fireplace and fitted shelving and cupboards. The cosy snug with its imposing inglenook fireplace and wood burner adjoins the delightful formal dining room, both of which are fitted with engineered oak flooring.

At the heart of the home is the kitchen/breakfast room. Leading from the kitchen is the utility room housing an oil boiler, sink and further units.

The first and second floor accommodation is arranged around a central staircase and landings that are bathed in natural light. On the first floor there are three double bedrooms, including one with an en-suite shower room, a single bedroom/study, laundry room and a family bathroom featuring the original baker's oven chimney breast. The master suite on the second floor is of particular note, comprising a bedroom and large bathroom enjoying lovely views across the village and surrounding countryside.







## CLOUDS HILL COTTAGE

Set within the pretty grounds of Clouds Hill is Clouds Hill Cottage, which had also undergone an extensive refurbishment programme. The main reception features a double height ceiling and wood burning stove. The kitchen and two shower rooms are again finished to a high standard, while the double bedroom features fitted wardrobes and an en-suite.

## OUTSIDE

An oak framed double garage with mezzanine floor providing extensive storage space and driveway with ample parking lead to the gardens. To the rear of the house is a

large patio, ideal for entertaining, stunning gardens with mature trees and hedging, shrub borders and stone walling creating privacy. The landscaped gardens also contain a delightful summer house.

## LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616  
Clouds Hill - Council Tax Band E.  
Clouds Hill Cottage - Council Tax Band A.

## SITUATION

Set within this pretty East Devon village, Clouds Hill is close to all local amenities and ideally placed for enjoying

the surrounding countryside, with its excellent walks. Hawkchurch offers a pub, church, primary school, sports facilities, a community run shop and a number of thriving clubs and societies. The Hawkchurch Spa with its restaurant, bar, spa and gym facilities is also just over a mile away.

The property is situated four miles from the market town of Axminster, with its range of shops, cafes and restaurants including River Cottage, schools, leisure centre and swimming pool. Axminster also has direct trains to London Waterloo and Exeter. The Jurassic Coast and picturesque World Heritage Coastal resort of Lyme Regis lies





approximately seven miles to the south. The A35 is four miles away and gives fast access to Bridport/West Bay to the East and Honiton/Exeter to the West.

### SERVICES

Mains water, drainage and electricity. Oil fired heating.

Broadband : Superfast available

Mobile Network Coverage : Likely outside, likely inside

Source - Ofcom.org.uk

### DIRECTIONS

What3Words

///headings.ideas.outreach

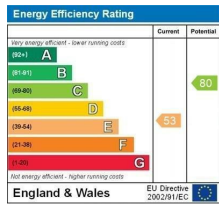
### MATERIAL INFORMATION

The property is located in Flood Zone 1, an area with a low probability of flooding.

Source : [www.gov.uk](http://www.gov.uk)







EPC - House

## Clouds Hill, Hawkchurch, Axminster

Approximate Area = 2925 sq ft / 271.7 sq m

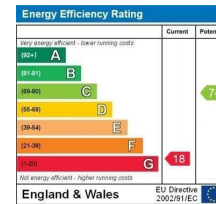
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Garage = 641 sq ft / 59.5 sq m

Cottage = 529 sq ft / 49.1 sq m

Total = 4141 sq ft / 384.6 sq m

For identification only - Not to scale



EPC - Cottage



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1204371



Axm/JP/1.11.24



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 of 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**