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& Sampson



A two-story semi-detached house with a yellow and white facade, a red tiled roof, and a brick chimney. The house is surrounded by a green lawn, a wooden fence, and a brick driveway. In the background, there is a larger, older stone house and some trees. The sky is blue with white clouds.

# Gate House Cottage

3 Little Old Park, Woodbury Lane, Axminster, Devon



# Gate House Cottage

3 Little Old Park  
Woodbury Lane  
Axminster  
Devon  
EX13 5TL

A two bedroom semi-detached house enjoying a tucked away semi-rural location with potential for enlargement, ample parking and countryside views.



- Unique two bedroom cottage
  - Large parking area
- Scope to extend, subject to planning permission
  - Modern fixtures & fittings
  - Oil fired central heating
  - No onward chain

Guide Price £250,000  
Freehold

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



## THE PROPERTY

Rarely does a property of this nature come to the open market. Gate House Cottage is a small but perfectly formed property set along a countryside lane just minutes from Axminster and 4 miles from Lyme Regis.

The property has been extensively remodelled in recent years and offers the perfect blend of modern conveniences and countryside living. This gem of a home would ideally suit buyers who dream of outdoor space or for those who are looking to extend to create the perfect family home.

## ACCOMMODATION

The property comprises a well situated semi-detached house built with part colour washed elevations under a tiled roof. There is a dual aspect sitting room, alongside a modern kitchen incorporating a range of integrated appliances. To the first floor is a double aspect bedroom to the rear, whilst to the front is located the 2nd double bedroom with a built-in wardrobe. The bathroom is fitted with a modern white suite, including a rainfall shower over the bath.

## OUTSIDE

The property is approached via an impressive gated and pillared entranceway with a brick paviour driveway providing ample parking. To the front is a lawned section

with the majority of the garden lying to the side and rear with further brick patio area overlooking a principally lawned area. A timber workshop with lighting and electricity is located at the end of the garden.

## LOCAL AUTHORITY

East Devon District Council, Honiton, Devon.  
Tel : 01404 515616. Council Tax Band B

## SITUATION

A unique factor for this cottage is its site and situ forming part of the popular and picturesque Woodbury Lane. This premier location gives a rural feel yet only being within a short distance from Axminster town. The market town of Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including two supermarkets, schools, as well as churches, cafes and restaurants.

## SERVICES

Mains Electricity, Water & Drainage, Oil central heating system.

Broadband : Ultrafast available.

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

## DIRECTIONS

What3words


///mows.kindest.hobbit

## MATERIAL FACTS

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





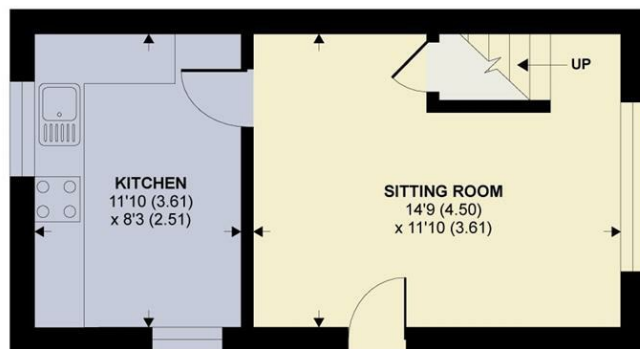
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		87
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G	46	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Woodbury Lane, Axminster, EX13 5TL

Approximate Area = 560 sq ft / 52 sq m

For identification only - Not to scale



**Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 573390

Axm/VH/14.1.25



01297 33122

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



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