

Symonds  
& Sampson

# Russells Cottage

Dalwood, Axminster, Devon



# Russells Cottage

Dalwood  
Axminster  
Devon EX13 7DY

A highly individual four bedroom countryside residence with annexe, attractive gardens and stunning views over adjoining fields. In total approximately 0.3 acre.



- Tucked away location
- Good access to Axminster & Honiton
- Extended flexible accommodation
  - Attractive character features
  - Large kitchen/dining room
    - Impressive annexe
- Pretty cottage style gardens
  - Lots of parking

Guide Price £725,000

Freehold

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





## THE PROPERTY

Russells Cottage is welcomed to the market and is available for the first time in over five decades. Originally purchased in 1974 by the current owners, this once modest cottage has benefitted from four extensions with the most recent planning application approved the integration of the double garage into an annexe for an elderly relative. This space could be incorporated back into the main house as required. The original cottage has attractive character features and unlike many older properties there is plenty of head room and lots of natural light. The property suffered from a fire back in 1993 so the majority of the original cottage was refurbished in between the extension work. Overall, Russell's Cottage is in good decorative condition and features fine well maintained gardens and glorious views over the East Devon countryside. It would make the perfect home for an extended family who require space to grow.

## ACCOMMODATION

The cottage is entered via a central pitched roof entrance porch which leads through to the main reception room. The sitting room is situated within the original part of the cottage and enjoys a dual aspect, window seats and fireplace housing a wood burning stove. Staircase rising to the first flooring and internal access to the annexe. To the rear of the property is a delightful cottage style kitchen, recently remodelled with cream fronted units and marble effect worksurfacing, along with a range of integral appliances and superb views out over the garden and countryside beyond. A step leads down to the utility room where you will find space for further appliances, an oil fired central heating boiler and separate cloakroom. The annexe offers a spacious main living

room/bedroom with large bay windows, built in wardrobes and views over the gardens. There is an independent well-appointed kitchen and wet room. To the first floor are 4 bedrooms, all with pleasant views, en-suite shower room and family bathroom.

## OUTSIDE

The property is approached from the lane via a short track which in turns leads to a private gravel driveway and turning area. Russells Cottage enjoys lawned gardens to two sides with a wide variety of established trees and shrubs as well as established borders. There is a productive vegetable garden and greenhouse along with a large paved sun terrace looking out over the garden and to the countryside beyond. Outside tap and lighting. Further seating area with summerhouse.

## SITUATION

Russells Cottage is located within the parish of Dalwood, set back off Andrewshayes Lane approximately one mile to the south of the village centre. The picturesque village of Dalwood has a well-regarded public house, The Tuckers Arms, community village shop, hall and church, and Burrow Farm Gardens are nearby. The village has an excellent community with various events taking place throughout the year. Dalwood has good access to Axminster (about 4 miles west) and Honiton to the east, both offering a wide range of shopping facilities and mainline railway stations on the Waterloo line. The coast at Lyme Regis and Sidmouth is also within easy reach. The village lies between two ridges of the Blackdown Hills and has been designated an Area of Outstanding Natural Beauty since 1991. The scenery, wildlife, geology, and heritage make this a wonderful place to visit and explore.

## DIRECTION

What3Words

///relishes.gagging.riper

## SERVICES

Mains water and electric. Private drainage. Oil fired central heating

Broadband : Standard broadband available

Mobile Network Coverage : Limited indoors, likely outdoors

Source - Ofcom.org.uk

## LOCAL AUTHORITY

East Devon District Council

Tel : 01404 515616

Council Tax Band - Russell's Cottage Band E

Annexe Band A

## MATERIAL INFORMATION

The property is at a very low risk of flooding from both surface water and rivers & seas. The access road from Andrewshayes Lane to the property is unregistered. Our clients believe that the current private drainage system does not comply with BSEN12566-3.



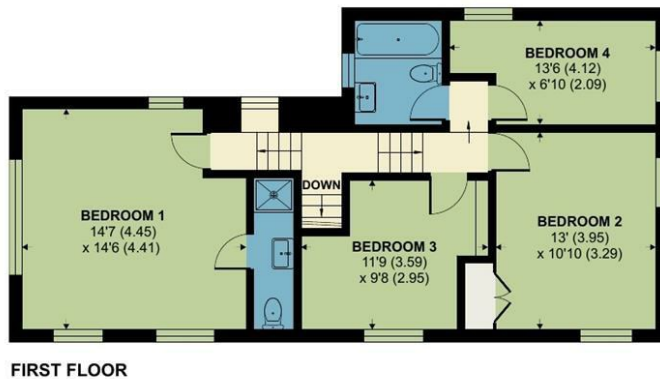
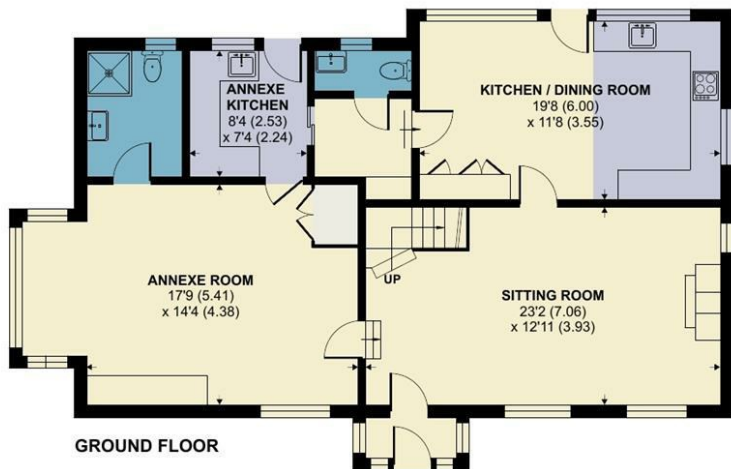


## Russells Cottage , Dalwood, Axminster

Approximate Area = 1747 sq ft / 162.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(102 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1260430



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01297 33122

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



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