

Symonds
& Sampson



Honeysuckle Cottage

Smallridge, Axminster, Devon

Honeysuckle Cottage

Smallridge
Axminster
Devon EX13 7JJ

A charming, thatched period cottage with separate garden pod, located in this desirable East Devon village location.



- Detached Period Cottage
 - Character features
 - Garden pod
 - Off road parking
 - Village Location
 - Electric car charging point



Guide Price £585,000

Freehold

Axminster Sales
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THE PROPERTY

Believed to date from the 17th century, the property is a detached cottage, occupying a superb position, set slightly elevated from the lane side in this popular East Devon village. Built of stone and Cobb, the property is rendered with a double hipped thatch which was part renewed in 2017. This delightful property has been beautifully maintained, providing versatile accommodation with a detached garden pod, within beautifully maintained gardens, providing a wonderful opportunity for prospective purchasers looking for a unique, yet quintessential, period family home.

ACCOMMODATION

Upon entering, the entrance porch sets the tone for the charm within. The property features two reception rooms, each brimming with character. The dining room boasts, dual aspect windows with village and countryside views. The sitting room enchants with a beautiful inglenook fireplace with bread oven. A staircase from here leads to the bedrooms.

The country-style kitchen is equipped with a five-burner Rangemaster oven, butler sink and space for a dishwasher and fridge freezer. An inner hall with storage cupboard housing the boiler flows into a modern family shower room. This wonderful space features, a large walk-in shower,

pedestal sink, and toilet.

The bedrooms are characterful with exposed beams in the principal bedroom. Bedroom two, with countryside and village views with the third overlooking the garden. The family bathroom consists of a low-level W/C, pedestal wash hand basin and bath with shower over.

OUTSIDE

The northwest facing gardens are a particularly fine feature of the property. A spacious, decked terrace with steps up to the lawn, lies adjacent to the garden pod which has light and power sits to rear elevation of the property, providing a wonderful area for relaxation and entertaining. A hedge surrounds the rear boundary.

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Council Tax Band E

SITUATION

The property stands in a pleasant setting only about 2 miles north of Axminster and is just within the Blackdown Hills Area of Outstanding Natural Beauty. Smallridge is a small village in East Devon with nearby facilities including a primary school and village hall in the adjoining village of All Saints.

Axminster is a small country market town on the Eastern

fringes of Devon, close to the border with Dorset and Somerset. It offers a selection of shops, including two Supermarkets, primary and secondary schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance.

SERVICES

Mains Electricity, Gas, Water & Private Drainage.
Broadband: Superfast available
Mobile coverage: Limited indoors, likely outdoors. Source - ofcom.org
Electric car charging point

DIRECTIONS

What3words: <https://w3w.co/dispenser.sapping.hiked>

EDUCATION

Primary schooling at Smallridge and Axminster. Good state secondary schools at Axminster, Woodroffe at Lyme Regis or the highly regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Chard School, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

MATERIAL INFORMATION

The property is at very low risk of flooding, from both surface water & rivers and seas.

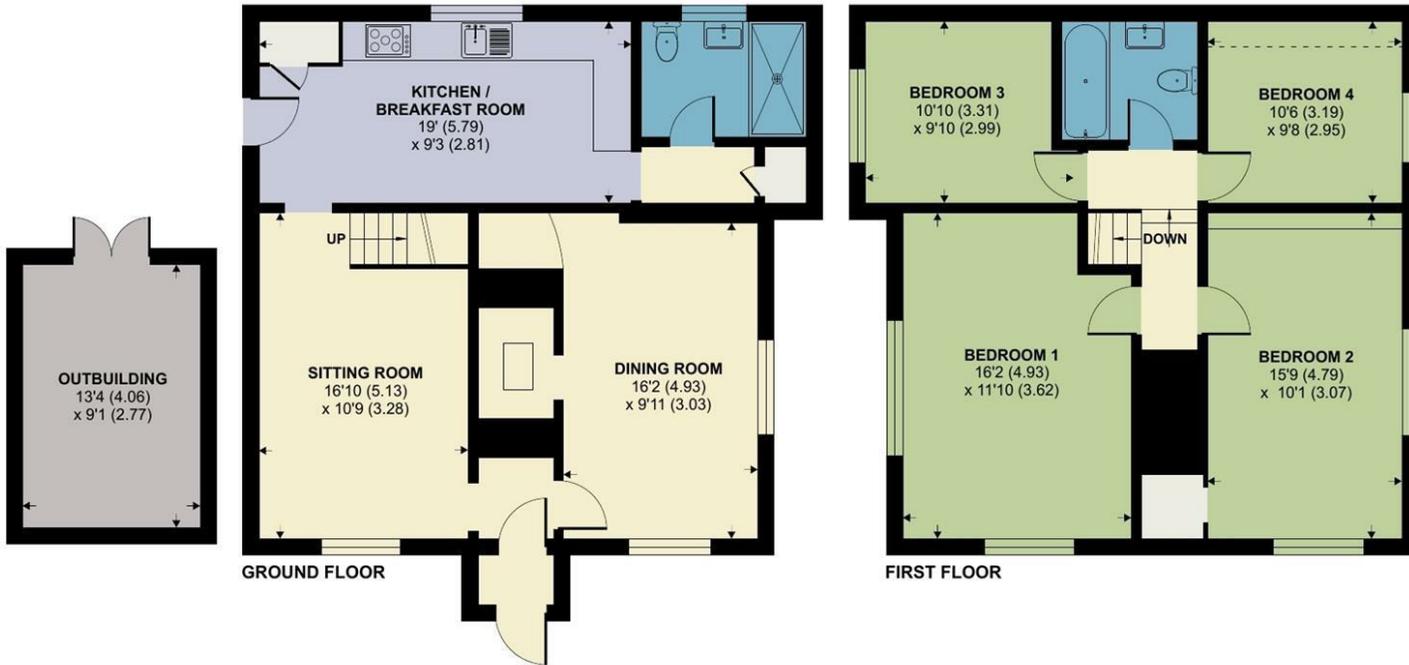


Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)	A	90	
Energy efficient	B	70	
Decent	C		
Below average	D		
Average	E		
Below average	F		
Poor	G		
Very poor (highest carbon score)			
England & Wales		EU Directive 2002/91/EC	

Smallridge, Axminster

Approximate Area = 1375 sq ft / 127.7 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Outbuilding = 121 sq ft / 11.2 sq m
 Total = 1510 sq ft / 140.2 sq m

For identification only - Not to scale



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: 1268516



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