



Symonds
& Sampson

Vealhays

Kilminster, Axminster, Devon

Vealhayes

Kilminster
Axminster
Devon EX13 7RD

A quintessential Grade II Listed thatched cottage which has been beautifully maintained by the current owners with stunning features, attractive gardens and double garage.



- Cross passage entrance
- Plank and muntin screening
 - Inglenook fireplace
- Chamfered ceiling beams
 - Flagstone flooring
 - Semi circular staircase
 - Potential for annexe
 - Modern conveniences
- Glorious historic walled gardens
 - In total approx 0.5 acre

Guide Price £775,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Vealhays has an incredible history within the village of Kilmington and is believed to date back to at least the 16th Century where it was first mentioned in the Kilmington Church Wardens accounts manuscript from 1558. It is likely that the property started as a traditional Devon Hall House with a first floor inserted at a later date. This would explain why the property has higher than expected ceiling high compared to similar properties from this era. Since our clients became the custodians of this stunning home in 2006 they have worked hard to preserve so many of its original features as well as bring the property up to modern day standards. It is hard to document all of the incredible features and improvements within Vealhays so viewing is considered essential to appreciate all that this wonderful property has to offer.

ACCOMMODATION

The property is approached from the gravelled driveway where a bespoke handmade door leads through into the cross passageway. On your left is the classic farmhouse style kitchen with integrated appliances which leads through to the formal dining room. The main reception room features the inglenook fireplace and like the majority of the ground floor rooms enjoys a dual aspect and views out onto the garden. The sellers snug features a wood burning stove as the main focal point and could be utilised as a study. To the western elevation is a large utility/boot room with separate cloakroom and staircase which leads to the first floor reception room with large picture window looking out over the gardens and surrounding area. These rooms could provide buyers with potential for a two storey annexe for a relative, subject to obtaining the

necessary planning consent. The three bedrooms, all of which are doubles, are principally accessed from the main landing. The master suite is of an impressive size and features a dressing area and bathroom with separate shower. The remaining bedrooms are serviced by an additional shower room.

OUTSIDE

The gardens and grounds of Vealhays are as equally charming as the house. In total the house and grounds measure 0.5 acre but the gardens feel larger with views taking in the surrounding farmland and countryside. There is a gravelled driveway to the southern elevation providing parking for numerous vehicles as well as the detached double garage. Well planned formal lawned gardens and a paved seating area provide good levels of privacy and make the most of the outlook over the gardens and established trees. The lawned garden sweeps around the western elevation to the original front gardens which features a wide variety of mature shrubs and seasonal flower beds. Gated walkway onto the lane.

SITUATION

Vealhays is located within the ever-popular East Devon village of Kilmington with easy access to the A35. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and a public house. Further information on the village including many of the social events can be found on the website: www.kilmingtonvillage.com. Axminster (2 miles) is a market town on the eastern fringes of Devon, close to the border with Dorset. It

offers a selection of independent and national retailers including two supermarkets as well as 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. Exeter (M5) 24 miles, Taunton 20 miles. The renowned Colyton Grammar School is located just under 5 miles away.

DIRECTIONS

What3Words
//dried.bakers.chaos

SERVICES

Mains electric and water. Private drainage. Air source heat pump central heating.
Broadband : Superfast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

MATERIAL FACTS

1. Vealhays is at very low risk of flooding from surface water, rivers and seas. We are advised by the seller that the current septic tank is unlikely to comply with the recent changes in legislation for private drainage.
2. Please note there are a number of low doorways.



Vealhayes, Kilmington, Axminster

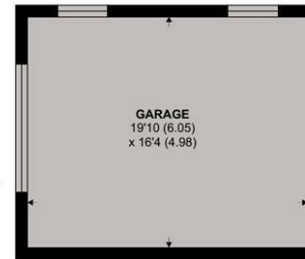
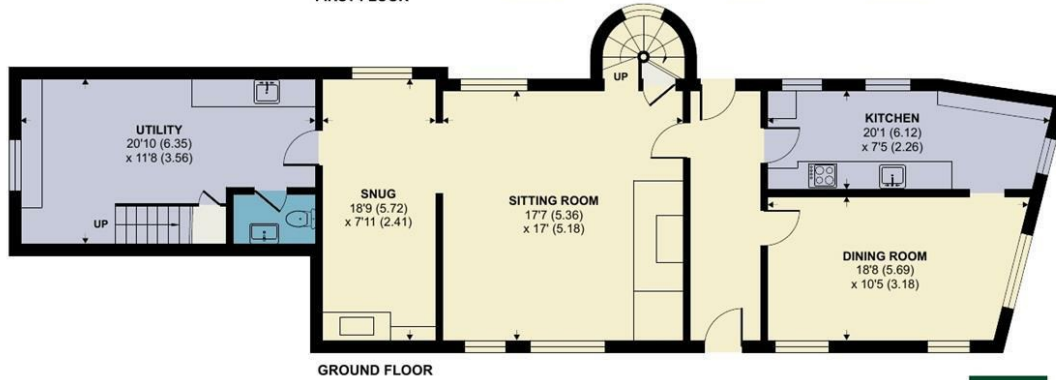
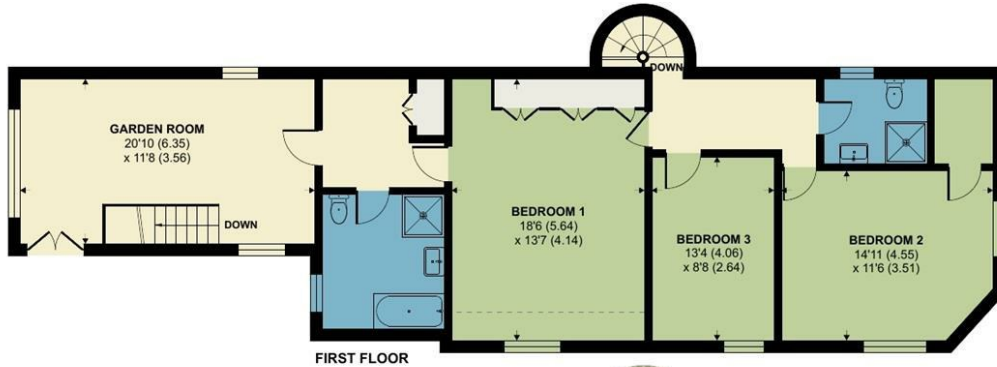
Approximate Area = 2276 sq ft / 211.4 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2644 sq ft / 245.5 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: 1273069



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01297 33122

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



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