

Symonds
& Sampson

1 Courshay Cottages

Hawkchurch, Axminster, Devon

1 Courshay Cottages

Hawkchurch
Axminster
Devon EX13 5XF

Semi detached stone built period cottage in need of renovation, set in an idyllic semi rural location with large wrap around gardens, timber workshop/studio and scope for improvement.



- Situated along a private lane
 - Attractive stone facade
 - Large ingleknook fireplace
 - Freestanding kitchen
- Double glazed conservatory
 - Countryside views
- Private setting and gardens
- Timber built workshop/studio

Guide Price £495,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

1 Courshay Cottage is a rare diamond in the rough, situated along a private lane, with the glorious East Devon countryside surrounding you. The property is welcomed to the market with the benefit of no onward chain and provides perspective purchasers with an excellent opportunity to renovate a period cottage. The cottage enjoys a semi rural location and set away from passing traffic with gardens and hedging to three sides which provide a good degree of privacy. This much loved home is now in need of updating and would ultimately suit someone looking to live the good life. There are numerous character features including a wonderful inglenook fireplace with wood burner and exposed beams.

ACCOMMODATION

The property is entered through the double glazed conservatory which makes for an excellent space for those returning from walks and country pursuits. Built of brick elevations and upvc frame work this space can also be enjoyed year-round with views out of the gardens. The kitchen has a rustic charm with free standing units, sink unit and a range cooker featuring an LPG gas hob. A step leads down to the main reception room which includes a duel aspect and double doors leading out to the garden. Stairs leading to a spacious landing with principal access to three bedrooms and bathroom. There is also a useful converted loft accessed via a hook on ladder.

OUTSIDE

The property is approached along a private lane with double gates denoting the properties entrance and parking. There are extensive lawned gardens surrounding three side of the property along with a paved seating area and a selection of smaller outbuildings and sheds. The main workshop/studio provides a great multipurpose space. The house and gardens measure in the region of 0.26 acres.

SITUATION

The small hamlet of Courshay is ideally placed for enjoying the surrounding countryside, with its excellent walks. The nearby village of Hawkchurch offers a pub, church, primary school 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, 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.

DIRECTIONS

What3words: [///motorist.conveys.ooze](https://www.what3words.com/#!/share////motorist.conveys.ooze)

SERVICES

Mains electric and water.
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: D

MATERIAL INFORMATION

The property is located in flood zone 1, an area with a low probability of flooding. The cottage shares a private drainage system with the neighbouring cottage and our client cannot confirm if it complies with the recent changes in private drainage legislation. The property is subject to a registered flying freehold over Little Courshay. There is a covered well in the garden. The owners of 1 Courshay Cottage have a full right of access over the private lane to the property.



Energy Efficiency Rating		
Environment	Current	Future
Minimum energy efficient rating (excluding costs)		
101-125	A	81
126-140	B	
141-155	C	
156-170	D	
171-185	E	
186-200	F	
201-215	G	
Minimum energy efficient rating (including costs)		
101-125	A	
126-140	B	
141-155	C	
156-170	D	
171-185	E	
186-200	F	
201-215	G	
England & Wales		



Hawkchurch, Axminster

Approximate Area = 1568 sq ft / 145.6 sq m

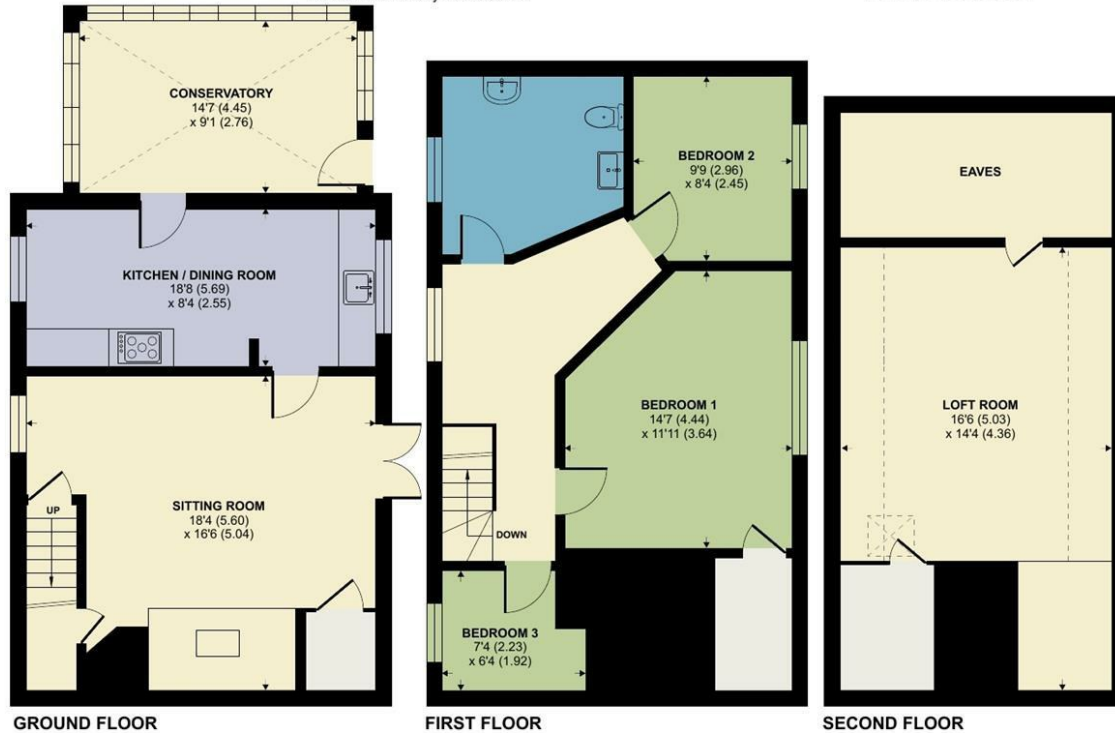
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding = 262 sq ft / 24.3 sq m

Total = 1898 sq ft / 176.2 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1255088



Axm/RS/6.3.35



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, 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