



Burrows Farm

Goldsmith Lane, All Saints, Axminster, Devon

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Goldsmith Lane

All Saints

Axminster

Devon EX13 7LU

A beautifully presented period three bedroom cottage with range of outbuilding, well tended gardens, and paddock. In all 0.89 acres (0.36 ha).



- Period cottage with grounds
- Well presented country property
- Replacement double glazed windows
 - Kitchen with Aga
 - Oil fired central heating
 - Large boot room & utility
- Westerly aspect formal gardens
 - Range of outbuildings

Guide Price £700,000

Freehold

Axminster Sales

01297 33122

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THE PROPERTY

Burrows Farm really is one of those properties that you dream of owning. Set in the picturesque East Devon countryside, it has a little of something for everyone. Pretty period home, views over the rolling countryside and an excellent range of outbuildings for those important hobbies, not to mention the superb gardens and even a small paddock for those who wish to sample the good life. Once part of a much larger smallholding, Burrows Farm was originally a more modest thatched two up two down farmhouse before being gentrified sometime during the 20th Century. The current property offers well balanced accommodation which has been kept to an excellent standard on both the inside and the out. The outbuildings have been much improved during our client's ownership along with the gardens and grounds. This attractive home would make the ideal property for those seeking a happy retirement.

ACCOMMODATION

Burrows Farm offers well rounded accommodation starting off with a picturesque gabled storm porch with quarry tiled flooring which leads through to the dining room. This space enjoys a lovely dual aspect, multifuel stove and adjoins the kitchen which overlooks the front garden. The kitchen is fitted with a good range of bespoke units, tiled work surfacing and a four oven oil fired Aga which also provides domestic hot water. There is a spacious utility room providing further storage opportunities, along with a cloakroom and large boot room which is well positioned beside the driveway and is commonly used as the main entrance. Along the western elevation is the main sitting room which includes a woodburning stove, and modern double glazed conservatory with block rendered elevations and double doors leading out to a pleasant, paved seating area. To the first floor are three bedrooms, two of which are triple aspect and one is dual, all offering elevated views over the surrounding area as well as en-suite shower room to the master bedroom and smart family bathroom.

OUTSIDE

Approached from the lane a gravelled driveway leads beside the house to the garage and parking area. The cottage sits well within its plot with formal lawned gardens to all four sides and established hedge row along the northly elevation providing a good degree of privacy from the lane. The wrap around gardens are a sheer delight and are full of established shrubs and year round interest. The main areas of lawn are to the side and rear of the property and enjoy south and westerly aspects, while the seating area benefits from a southerly aspect. To the other side of the driveway is the versatile single story outbuilding which has been insulated and is built of traditional construction. Currently used for the seller's model railway this adaptable space could be utilised as a hobbies room or perhaps a small business premise/office for those who wish not to mix business with pleasure. The garage is larger than the average single and the loose box sits behind the garage with a green house and herbaceous borders. The former paddock has been well maintained and planted with a selection of fruit trees, two fruit cages, further green house and vegetable garden. There is also a small wildlife pond and seating area. This area is well enclosed from the main garden and sectioned off with post and wire mesh fencing within the Devon bank boundaries. In all about 0.89 acres (0.36 ha).

SITUATION

Burrows Farm is situated on Goldsmith Lane, All Saints, about three miles north of Axminster. The parish of All Saints/Smallridge provides amenities including primary school, village hall, church and public inn. 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 (9 miles) and the famed beaches of the World Heritage

Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter is 28 miles, and Taunton 21 miles. Axminster itself offers a selection of shops including two supermarkets, schooling and train station that is on the direct line to London Waterloo and Exeter. It is also home to a well supported weekly produce market by the Minster.

DIRECTIONS

What3words

///expiring.machine.weekday

SERVICES

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

Broadband : Recently upgraded to superfast.

Mobile Network Coverage : Likely outside. Limited inside, however our clients advise they receive good mobile coverage indoors using Vodafone and EE networks.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council

Tel : 01404 515616

Council Tax Band E.

MATERIAL INFORMATION

The property is at a very low risk of flooding from surface water, rivers and sea.



Energy Efficiency Rating		
Current	Future	Score
The energy efficiency of the property is rated as follows:		
A	A	69
B	B	49
C	C	
D	D	
E	E	
F	F	
G	G	
The energy efficiency of the property is rated as follows:		
England & Wales		
EU Directive 2002/91/EC		

Goldsmith Lane, All Saints, Axminster

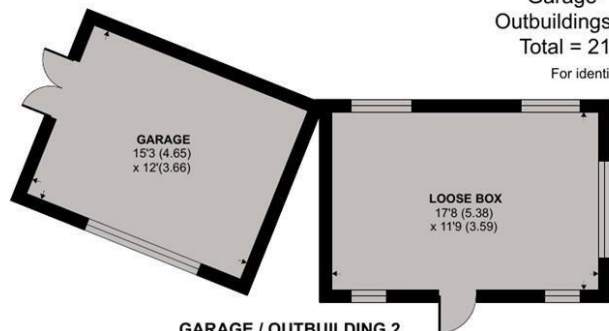
Approximate Area = 1497 sq ft / 139 sq m

Garage = 183 sq ft / 17 sq m

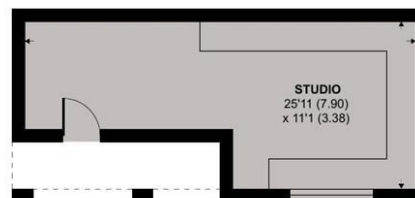
Outbuildings = 441 sq ft / 40.9 sq m

Total = 2121 sq ft / 196.9 sq m

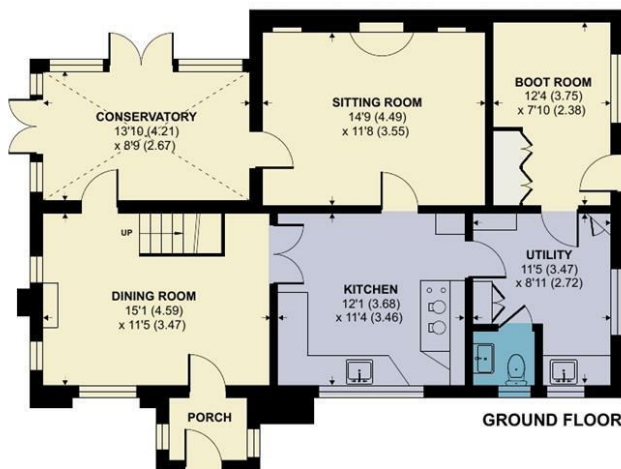
For identification only - Not to scale



GARAGE / OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



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: 1278897



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT