

Hillside

Blackpool Corner, Axminster, Devon

Hillside

Blackpool Corner
Axminster
Devon EX13 5UG

Detached Woolaway bungalow situated in a glorious semi rural location offering excellent scope for improvement or potential redevelopment. Established gardens measuring in the region of 0.58 acre (0.23 ha)



- Non-traditional construction
 - Development potential
- Set in 0.58 acre (0.23 ha)
 - Live the good life
 - Semi rural setting
 - Jurassic coast 5 miles
 - Established gardens
 - Wooden cabin
- Shepherd's Hut available

Guide Price **£450,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

Hillside is believed to have been built during the 1950's of non-traditional prefabricated construction. The property offers a rare opportunity for potential purchasers who are looking for a prime residential location or have an eye for potential development, subject to obtaining the necessary planning consents. Alternatively, improvements could be made to make this property a delightful home. The property has a certain rustic charm and includes a separate wood cabin with electric and shepherds hut within its grounds.

ACCOMMODATION

Hillside has a lovely open plan feel with plenty of natural light and well proportioned rooms. The main reception space enjoys a triple aspect and incorporates the living area with kitchen. This provides an excellent social environment as well as views out over the gardens. There is a large double bedroom and shower room. The addition of a double glazed conservatory provides an additional reception room. Hillside is heated with a combination of solid fuel and wood stoves. There are radiators in situ which were once linked to an LPG heating boiler which has been removed.

OUTSIDE

Accessed from the landside via a gated driveway Hillside sits well within its plot with significant areas of garden to all four sides plot in a peaceful semi rural location. The

gardens are predominantly laid to lawn with several mature trees and small wooded area to the west of the gardens. There are well stocked flower and shrub borders along with established boundaries which provide a great deal of privacy. In all about 0.58 acre (0.23 ha).

SITUATION

Position is certainly one of the property's strengths enjoying a tucked away location yet being conveniently located for access to both the town of Axminster and the village of Hawkchurch. The small district of Blackpool Corner is situated just north of Raymonds Hill and is surrounded by the rolling East Devon countryside. The nearby centres of Axminster (3 miles) and Lyme Regis (5 miles) are both within easy reach. Axminster is a country town on the eastern fringes of Devon, close to borders with Dorset and Somerset. It offers a selection of shops including two supermarkets, schools, churches, health centre and a vibrant produce market held every Thursday in Trinity Square. Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and several restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs.

DIRECTIONS

What3Words
///foal.downfield.tilt

SERVICES

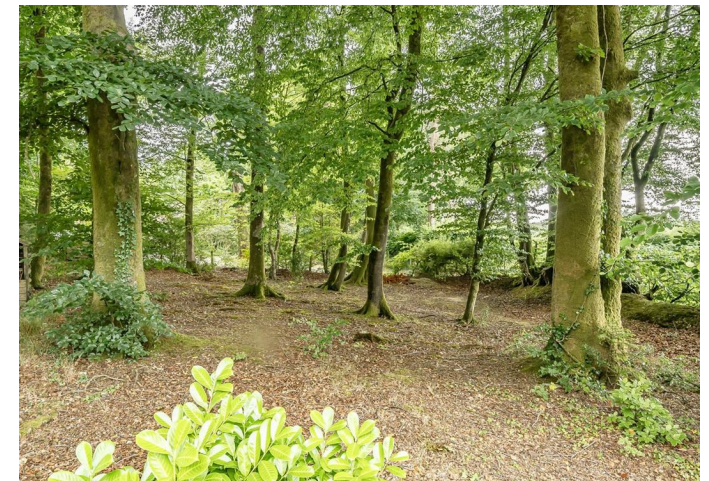
Mains electric and water. Private drainage
Standard broadband is available.
There is mobile coverage in the area. Please refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band C.

MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water. Any prospective purchasers who are looking to secure funding against the property must check that their provider is able to lend on a prefabricated dwelling before making arrangements to view. The current septic tank is unlikely to comply with current building regulations. Buyers are advised to make their own enquiries in relation to the private sewerage system and redevelopment opportunities. The Shepherd's hut is available by separate negotiation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(85-100) A		
(69-84) B		
(54-68) C		
(39-53) D		
(29-38) E		
(21-28) F	30	43
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Blackpool Corner, Axminster

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



GROUND 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: 1324386



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