

Symonds
& Sampson



The Linhay

Tytherleigh Court, Chardstock, Axminster, Devon

The Linhay

Tytherleigh Court
Chardstock
Axminster
Devon EX13 7BN

A beautifully renovated two storey detached barn conversion set in a private development with immense charm and no onward chain.



- Attractive stone barn conversion
 - Popular village location
 - Grade II Listed
 - Recently modernised
- Two modern en-suite bathrooms
 - Replacement boiler in 2020
 - Enclosed front garden
 - Private parking

Guide Price **£300,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

The Linhay forms part of a small private development of individual cottages once belonging to the former Tythcot Hotel which was converted along with the holiday cottages and outbuildings into residential accommodation some 20 years ago. The property is Grade II Listed and is believed to have been the former stables and hayloft to the inn prior to conversion. In recent years, the current owners have tastefully updated and improved the accommodation on offer. Since 2021 The Linhay has been run as a successful holiday cottage but given its charm and curb appeal it would also suit potential buyers who are looking to put down roots in one of East Devon's most popular villages.

ACCOMMODATION

The well-appointed accommodation has been nicely balanced with good size, spacious rooms which all look out over The Linhay's own garden. The main reception room features a contemporary electric stove and exposed stone walling which complements the neutral décor. There is a spacious kitchen/dining room fitted with a wide range of wall and base units, finished in cream with integral appliances and downlighters. Along with a side entrance there is a useful downstairs cloakroom. To the first floor are two double bedrooms, both with modern en-suite bathrooms finished to a high standard of specification.

OUTSIDE

To the front of the property is a low maintenance lawned garden with paved seating area and established shrubs. The garden is well enclosed and features gated access to the southern elevation which leads out of the private development. The property has been allocated a tandem parking bay within the courtyard.

SITUATION

The Linhay sits centrally within the East Devon village of Chardstock and in walking distance of local amenities. These include a community run post office/stores, parish church and village hall. Chardstock also offers many social clubs, bowls green and cricket club. The adjoining village of Tytherleigh has a popular farm shop and The Tytherleigh Arms, renowned for its quality cuisine. The village is situated midway between Axminster and Chard (4 miles) both of which offer a good range of amenities, independent shops, chain stores and supermarkets. Axminster also has a mainline railway station on the Exeter to Waterloo line. The area around the village is popular for walking and riding. The Jurassic heritage coast at Lyme Regis and Seaton is some 10 miles to the south.

DIRECTIONS

What3Words
///waggled.closed.massaging

SERVICES

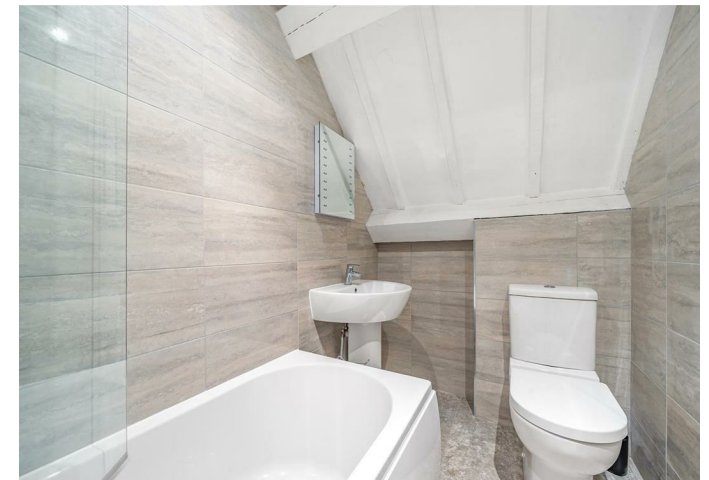
Mains electric, gas and water. Private drainage
Superfast broadband available
There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band : Currently subject to business rates

MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water. There is an annual estates and management charge for the upkeep of the communal areas within the development and the private sewerage system which is currently £300 per annum, payable to Tytherleigh Court Management Co Ltd.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
England & Wales		

Tytherleigh Court, Chardstock, Axminster

Approximate Area = 1122 sq ft / 104.2 sq m

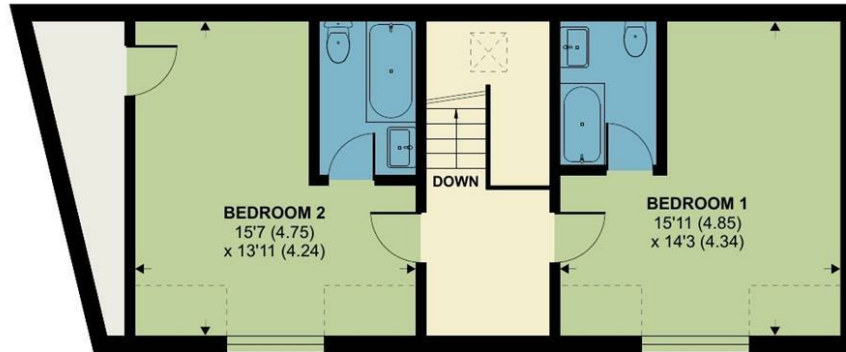
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 1168 sq ft / 108.4 sq m

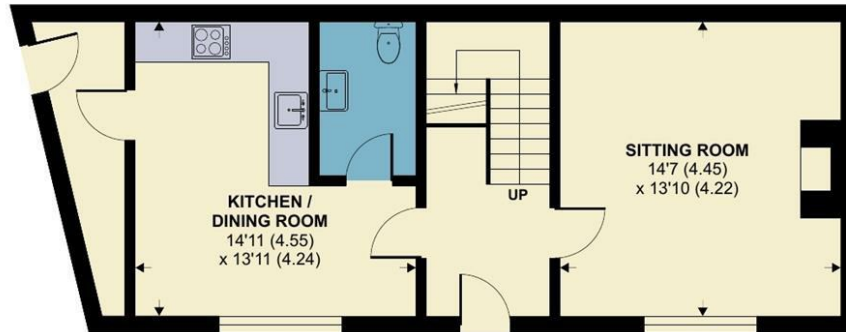
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



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: 1343870



Axm/RIS/20.8.25



01297 33122

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



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

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 or 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.