



Symonds
& Sampson

Malls Orchard
Smallridge, Axminster, Devon

Malls Orchard

Smallridge
Axminster
Devon EX13 7LY

A spacious and extended family home which has been partially renovated and offers a fantastic canvas to create a bespoke home, having already undergone significant extension works.



- Three Bedrooms
- Two Reception Rooms
- Kitchen With Adjacent Utility Room
- Large Timber Workshop/ Garage
- Off Road Parking

Guide Price £625,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A fantastic opportunity to acquire this spacious Detached family home, with a single storey extension to the rear providing a larger living room with a good-sized kitchen/diner and adjacent utility room but would require the buyer to finish the cosmetics of the project to your own desired specification.

ACCOMMODATION

A generous entrance hallway sets the tone for the space throughout, leading into a kitchen diner that's truly the heart of the home. Thoughtfully designed for modern family life, the kitchen features a large island/ breakfast bar, worktops, and a range of integrated appliances—perfect for cooking, dining and entertaining. This light-filled space opens directly onto the garden, ideal for indoor-outdoor living in the warmer months. Adjacent to the kitchen there is a practical downstairs shower room and separate utility room providing everyday convenience. There are two reception rooms, one which could serve as a ground floor bedroom, home office, or study, and the other is complete with bi-fold doors opening onto the rear garden. Upstairs, three well-proportioned bedrooms provide excellent family accommodation along with a modern family bathroom.

OUTSIDE

Externally, the well-established rear garden offers both practicality and privacy—a perfect sanctuary for relaxing or entertaining. The driveway to the front provides off road parking for at least 4 cars with access through double gates to a timber garage / workshop located to the rear.

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Council Tax Band E

SITUATION

The property is centrally positioned within the semi-rural village of Smallridge, the surrounding area being renowned for its rural activities with an abundance of footpaths and bridleways. The villages of Smallridge and All Saints seamlessly link into one, where you will find a public inn, primary school and active village hall. The market town of Axminster (2 miles) offers a good range of day-to-day amenities and services along with independent and national retailers. The town is synonymous for its world-famous Axminster Carpets, first produced in 1755. There is also a very well supported market each Thursday where you will find a great selection of fresh produce, crafts and day to day essentials.

The Jurassic coastline of Lyme Regis (6 miles) 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 a number of restaurants and hotels, together with 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. Hugh Fernley-Whittingstalls River Cottage HQ can be found in the nearby Trinity Hill area above Lyme Regis.

The larger centres of Taunton and Exeter (with its regional airport) are within easy reach. There are good transport connections locally including a mainline railway station at Axminster and good road

connections both East and West with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, international airport and access to the M5.

SERVICES

Mains Electricity, Gas, & Water. Treatment Plant installed in 2017.

DIRECTIONS

<https://w3w.co/louder.housework.proofread>

MATERIAL INFORMATION

Flood Risk: Very Low

AGENT'S NOTE

The current owners have extended the property and are awaiting the completion certificate to be issued. However, there are some cosmetic works that would need to be finished to the property that the vendor can no longer complete but will leave some materials on completion of the sale.





Smallridge, Axminster

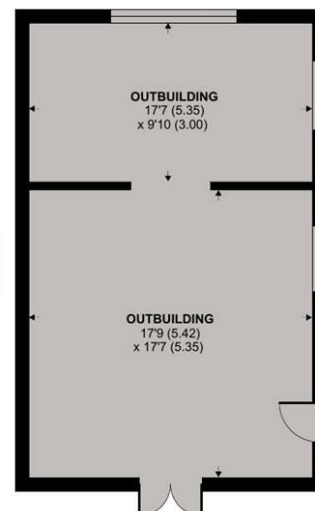
Approximate Area = 1449 sq ft / 134.6 sq m

Outbuilding = 494 sq ft / 45.8 sq m

Total = 1943 sq ft / 180.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	71	79
	EU Directive 2002/91/EC	



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: 1341944



Axm/ACR/8.9.25



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 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.

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