



Symonds
& Sampson

Colcombe
Colcombe Lane, Shute, Devon

Colcombe

Colcombe Lane

Shute

Devon EX13 7QG

A charming 3 bedroom period cottage for renovation, set in 2.69 acres. Useful outbuildings, gardens and pastureland.



- Three bedroom period cottage for renovation
 - Rural location with fine views
- Ideal small holding with 2.69 acres of pastureland with fine mature trees
 - Large detached garage and off road parking
 - Garden & orchard
 - Useful outbuildings

Guide Price **£295,000**

Freehold

For sale by Private Treaty

Axminster Agricultural

01297 33122

axminster@symondsandsampson.co.uk



SITUATION

Colcombe is set in an elevated position, with lovely views over the rolling hills and wooded coombes of the East Devon National Landscape (AONB). The popular historic town of Colyton is just 3 miles away offering everyday amenities. Close by the market town of Axminster (4.5 miles) has a wide range of amenities including a mainline station on the London Waterloo line. The Jurassic Coast at Seaton is 7 miles away. The A30/A303 provides easy access to London and Exeter.

COLCOMBE

A charming 3 bedroom period cottage with lovely views over the countryside, requiring renovation. Traditional stone construction with part-rendered stone elevations under a slate roof. Outside is a small garden which gives access to three pretty gently sloping pasture fields with a small orchard. The outbuildings include: an attached block built Garage (3.9m x 4.5m), a detached block built Garage (5.60m x 8.48m), a block built Outbuilding (3.26m x 4.31m), a timber framed, concrete block Farm Building (5.60m x 8.48m), with lean to galvanised building (4.16m x 4.18m) and a timber framed Field Shelter (4.66m x 3.68m). In all about 2.69 acres (1.09 ha).

AGENTS NOTE

1. We cannot confirm if the private drainage system complies with the current regulations.
2. Colcombe is situated in Flood Zone 1, an area with a very low probability of flooding.
3. We are not aware of any planning applications in the postcode that affect the property.
4. There is mobile coverage in the area, please refer to Ofcom's website. Standard broadband is available.
5. No public rights of way affect the property.

SERVICES

Colcombe : Main electric. Private water. Private drainage. Oil fired central heating.

TENURE

Freehold with vacant possession upon completion.

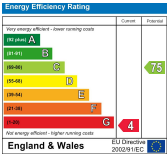
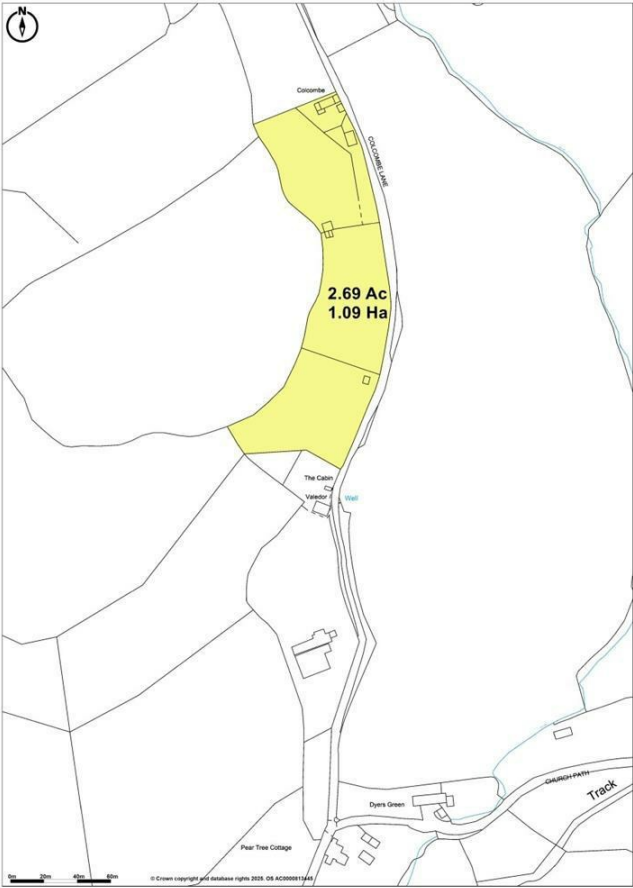
LOCAL AUTHORITY

East Devon District Council Council. Tax Band E



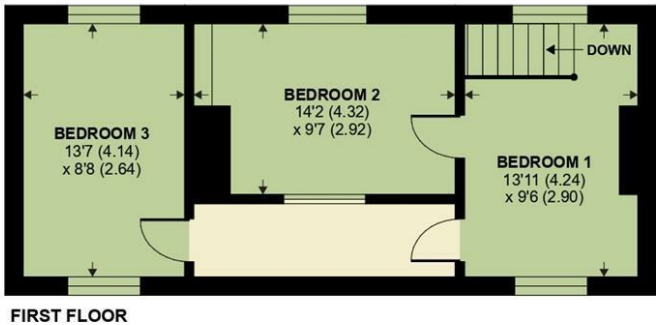
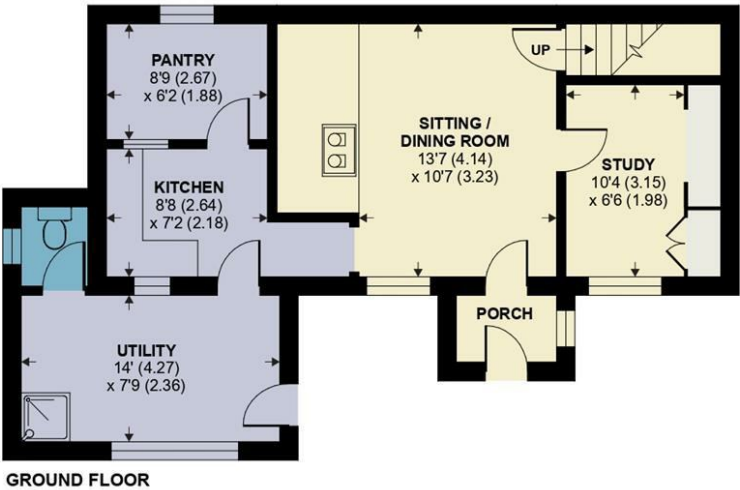
SOLICITOR
Berensens Solicitors
01460 494100
carinna@berensens.co.uk

DIRECTIONS
What3words /// survivor.chitchat.golden



Colcombe, Shute, Axminster

Approximate Area = 1101 sq ft / 102.2 sq m
Outbuilding(s) = 3444 sq ft / 320 sq m
Total = 4545 sq ft / 422.2 sq m
For identification only - Not to scale



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: 1335781



AxAg/MRW/Oct25

Promap
© Crown copyright and database right 2025. OS AC000011446
Plotted Scale - 1:2500. Paper Size - A4



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