



A SUPERBLY PRESENTED DETACHED COUNTRY HOME, POSITIONED ON THE EDGE OF AXMINSTER AND WITH FAR REACHING COUNTRY VIEWS



Minster View, Broadway Cottages, Fourcross Hill, Axminster EX13 5RN
Guide Price £600,000

- Detached Country Cottage
- Edge of Town Location
- Far Reaching Views
- 3 Bedrooms – 2 with Ensuites
- Exceptional Kitchen Diner
- Comfortable Lounge
- Shower Room
- Utility
- Beautifully Landscaped Gardens
- Double Garage, Car Port and Driveway Parking



Minster View is a beautifully appointed detached home, situated on the edge of the market town of Axminster and affording a superb outlook and far reaching country views.

The cottage is thought to have been constructed during the early 19th century and has been subject to an extensive renovation and modernisation programme by the current owners, presented to a very high standard and which is complimented by character features throughout.

The property has a sunny south facing aspect which takes advantage of the warmer temperatures, with well designed landscaped gardens creating pleasant spaces to relax and unwind in. A particular feature of the cottage is the stunning kitchen diner, which really is the centrepiece of the internal accommodation, benefitting from the lovely views in the distance and onto the garden.



The Accommodation Comprises:

ON THE GROUND FLOOR

Front entrance door leading to:

Porch

With tiled flooring, fitted cupboards, radiator. Part obscured glazed door to:

Lounge

16'4" x 15'2" (4.98m x 4.62m)

With dual aspect double glazed windows, fireplace with woodburning stove, 2 radiators, inset spotlights, window seat, staircase rising to first floor landing.

Small step up to:

Kitchen Diner

27'2" x 24'1" (8.28m x 7.34m)

With wood laminate flooring and underfloor heating, timber framed double glazed windows and velux windows, timber double glazed doors to garden. Matching gloss effect wall and base units with quartz worktops, inset sink with pillar tap.

Induction hob with cooker hood over. Integrated 'AEG' electric oven and grill, integrated fridge freezer, space for dishwasher.

Tiling to splashback areas.

Doors off to:



Wet Room

With wood effect tiled flooring, inset spotlights, hand basin, WC, 'Mira' electric shower, vanity mirror, narrow heater towel rail.

Utility

With wood effect tiled flooring, inset spotlights, fitted cupboard, base unit with inset stainless steel sink and drainer, space for washing machine. Floor mounted 'Grant' oil fired boiler.

ON THE FIRST FLOOR

Landing

With double glazed window to rear, radiator, skylight, loft access. Door off to:

Bedroom 2

11'11" x 9'7" (3.63m x 2.92m)

With double glazed window to side aspect, built in wardrobe, exposed timber beam. Door to:

Ensuite

With tiled floor, skylight, free standing bath with shower attachment. WC, pedestal hand basin, heated towel rail. Inset spotlights. Vanity mirror.

Step up from landing, with further loft access and airing cupboard, radiator, double glazed window to rear. Doors off to:

Bedroom 1

13'8" x 13'7" (4.17m x 4.14m)

With dual aspect double glazed windows, radiator, built in wardrobes. Inset spotlights. Door to:

Ensuite

Fully tiled with tiled floor, skylight, inset spotlights. Shower cubicle with rainwater shower head, WC, pedestal, hand basin, vanity mirror, heated towel rail.

Bedroom 3

8'1" x 7'9" (2.46m x 2.36m)

With double glazed window, radiator, inset spotlights.

LOCATION AND OUTSIDE SPACE

Minster View is positioned on the edge of Axminster, occupying a country position and within half a mile from the town centre and its amenities. The property can be found off a small country lane with access to the front entrance via a pedestrian iron gate leading to a patio terrace, with access from here to the remainder of the garden from a paved pathway. There is further access to the garden from the moonstone resin driveway via a set of iron steps, with the formal gardens being arranged as a series of paved patio areas, lawns, vegetable beds, a feature well and mature planted borders, enclosed by a combination of fencing and stone walling. From the driveway, there is access to the double garage with light and power and electric roller door, as well as a further pedestrian door providing side access.



MATERIAL INFORMATION

Local Authority: East Devon District Council
Council Tax Band: D
Tenure: Freehold

This property is located within a designated conservation area.
We understand that a neighbouring property is currently being renovated.

SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Kingspan Klargester septic tank

Heating: Oil fired central heating

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

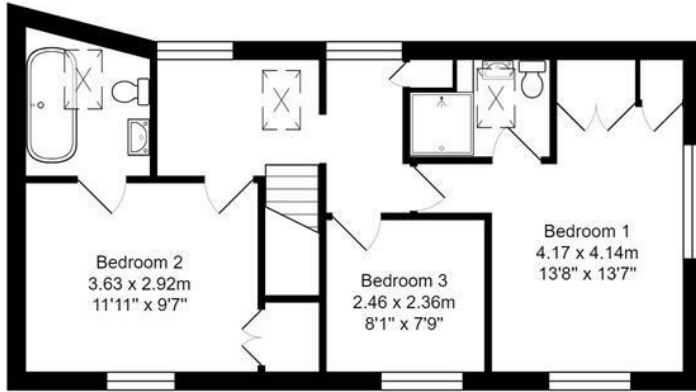
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

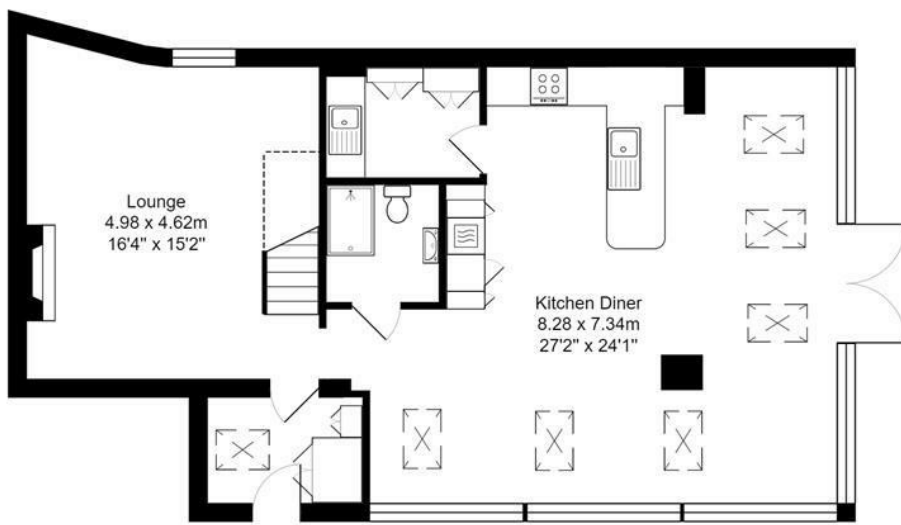
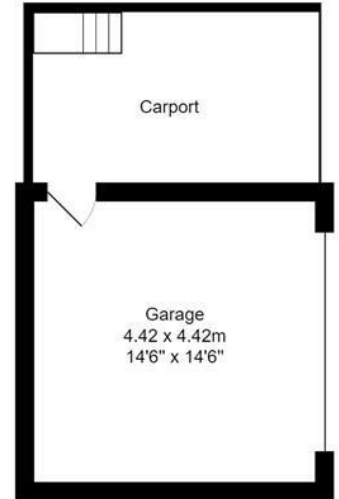
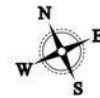
From the centre of Axminster from the Lyme Road, take the turning into Chard Street and immediate left turning into Castle Hill. Proceed to the bottom of the road, crossing the railway line and bridge, and continue for approximately a quarter of mile, with the property being found on the right hand side before the road proceeds uphill.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Total Area: 133.8 m² ... 1440 ft² (excluding garage, carport)

Not to scale. Measurements are approximate and for guidance only.

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4683**

www.martindiplock.co.uk
email: post@martindiplock.co.uk

36 Broad Street, Lyme Regis
Dorset, DT7 3QF
01297 445500