



A CHARMING COTTAGE IN A PICTURESQUE HAMLET WITH WELL PRESENTED, GENEROUS ACCOMMODATION INCLUDING 3 BEDS PLUS ATTIC ROOMS, A MAIN BATHROOM, EN SUITE AND WET ROOM, OFF-STREET PARKING. CHAIN FREE.



1 Granary Cottages, Compyne, Axminster EX13 8SX  
Offers In The Region Of £445,000



- Well presented semi-detached cottage with character
- Generous accommodation - 3 double bedrooms and loft room
- Bathroom, En Suite and Wetroom
- Delightful south-facing garden and off-street parking
- Within a few miles of the World Heritage Jurassic Coast
- Near to Colyton Grammar School with bus service
- In the catchment for Woodroffe School with bus service
- Easy reach of Exeter City Airport
- NO ONWARD CHAIN

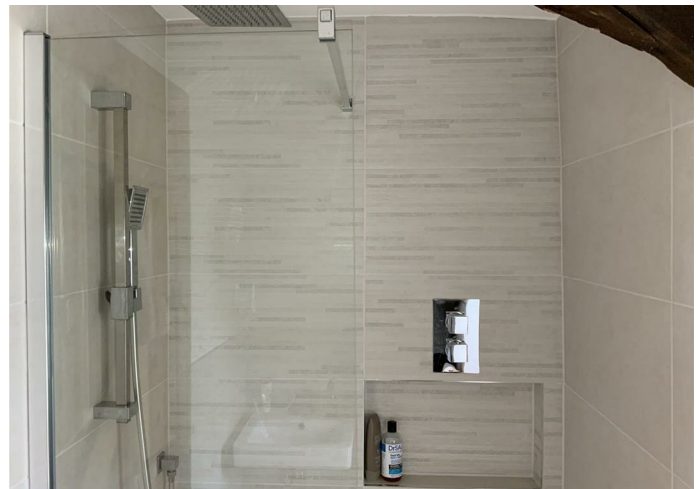


Looking for your Dream Home Close to Lyme Regis? This idyllic cottage is due to be featured on BBC's 'Escape to the Country' Series 25.

1 Granary Cottages is nestled between a small 14th century Medieval church and the former Grade II Listed Manor Farm which has stood in the village for centuries. There is a picturesque pond and wooded area opposite the cottage, which has a monk mechanism to release excess water to avoid flooding. The traditional style cottage is well-proportioned with stout walls, deep wooden windowsills and generous sized windows offering a light and airy interior. The property is constructed of stone flint walls beneath a slate tiled roof.



The accommodation is well appointed with pleasant views afforded from the principal rooms to the surrounding area. The property benefits from double glazed windows, recently installed integrated kitchen, wet room, ensuite, unvented hot water system with Joules cylinder, column radiators, upgraded electrics to include LED spotlights throughout (except loft) and reclaimed timber floorboards upstairs.



There is still the opportunity for prospective owners to make their mark on the cottage as the bathroom and flooring in certain rooms would benefit from upgrading.

**The Accommodation Comprises:**

**GROUND FLOOR**

Stepping stone path from garden leading to front entrance. uPVC multi-panel door to:

**Hall**

With oak veneer flooring, radiator, stairs rising to landing. Doors to:

**Lounge**

19'4" x 11'11" (5.89m x 3.63m)

With oak veneer flooring, dual aspect double glazed windows to south and west, overlooking the wooded pond area and the church, 3 vertical radiators. Stone built fireplace and hearth with woodburner. Double multi-pane french doors to:



**Dining Room**

12'4" x 9'7" (3.76m x 2.92m)

With oak veneer flooring, 2 radiators, double glazed window to rear. Arch through to:





## Kitchen

10'11" x 9'9" (3.33m x 2.97m)

With shaker style wall and base units with solid oak worktops and inset porcelain 1.5 bowl sink and drainer with 'Bristan Artisan' filter tap. 'AEG' induction hob with cooker hood over. Integral 'Bosch' electric oven and grill. Integral dishwasher. 'Calmag' water softener. Inset spotlights. Double glazed window to south, offering pleasing views of the garden and church.

Door from Dining Area to:

## Utility

With matching wall and base units, floor mounted 'Worcester' oil fired boiler. uPVC door to rear garden.

Door to:

## Wet Room

With WC, hand basin and 'Mira' electric shower. Heated towel rail. Fully tiled. Extractor vent.

## FIRST FLOOR

### Landing

With porthole window to front, radiator, cupboard housing unvented heating system with 'Joules' hot water cylinder. Stairs rising to second floor. Doors to:

### Bedroom 1

16' x 11'10" (4.88m x 3.61m)

With timber floorboards, dual aspect double glazed windows to south and west with pleasant outlook and views. Vertical radiator. Built-in cupboard/wardrobe. Two storage spaces. Door to:

### En Suite

Partly tiled with obscured double glazed window, walk-in shower cubicle with thermostatic shower with fixed rainwater head and hand-held. WC. Hand basin. Heated towel rail. Shaver point. Extractor vent.

### Bedroom 2

10'10" x 10' (3.30m x 3.05m)

With double glazed window to south, looking out on the church, vertical radiator, timber floorboards.

### Bedroom 3

9'7" x 7'10" (2.92m x 2.39m)

With timber floorboards, double glazed window to rear. Vertical radiator.

## Bathroom

With vinyl flooring, WC, pedestal hand basin, panelled bath within tiled surround. Heated towel rail. Obscured double glazed window. Shaver point. Extractor

## SECOND FLOOR

### Landing

With velux window to the south and eaves storage. Door to:



### Loft Room/Bedroom 4

10'11" x 11'10" (3.33m x 3.61m)

With velux windows to the south. Wall mounted uplight. 'Dimplex' electric heater. Timber floorboards. Separate loft space for storage.

### LOCATION AND OUTSIDE SPACE

Combpyne is a tranquil and picturesque hamlet situated within easy reach of the world renowned seaside resort of Lyme Regis and the historic market towns of Axminster and Bridport. The property can be found toward the centre of the hamlet, with the front entrance approached on foot via a gravelled driveway (which provides access to the neighbouring property) and subsequent pathway to the front entrance. The front garden is laid to lawn with flower and shrub borders, which is enclosed by low stone walling, whilst the rear also has a lawned area with small gravelled path and timber shed positioned to one corner. The rear is enclosed by part stone walling, timber fencing and high hedging. Off-street parking.

### MATERIAL INFORMATION

Buyers are kindly advised to enquire with the marketing agent prior to arranging a viewing.

Local Authority: East Devon District Council

Council Tax Band: D

Tenure: Freehold

### SERVICES

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

Electricity: Mains

Water: Mains

Drainage: Septic Tank

Heating: Oil fired central heating

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

### VIEWING

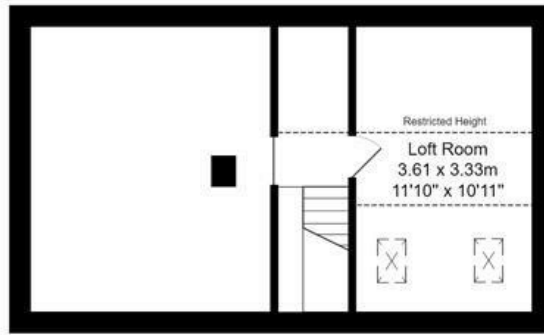
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

### DIRECTIONS

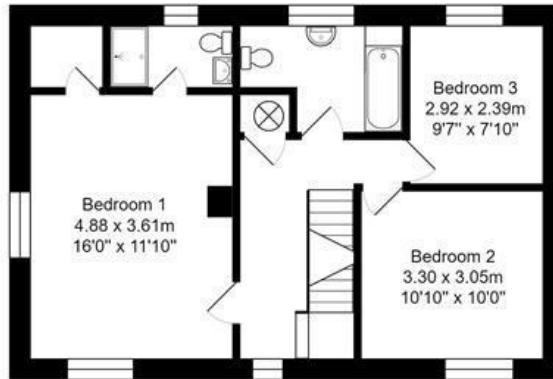
From Lyme Regis town centre take the left fork (Pound Street) at the top of Broad Street and continue to Rousdon. Continue through the village, and at the war memorial opposite the turning for the Rousdon Estate, turn right. Proceed for approximately 1 mile and upon reaching Combpyne, follow the road around to the left. Continue towards the church, which will be on the right hand side, where 1 Granary Cottages can be found immediately after on the same side of the road.



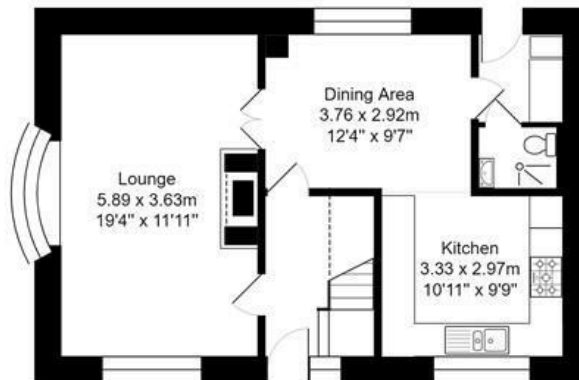
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Second Floor



First Floor



Ground Floor



Total Area: 134.6 m<sup>2</sup> ... 1449 ft<sup>2</sup> (excluding loft)

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. [S4656](#)

[www.martindiplock.co.uk](http://www.martindiplock.co.uk)  
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