



Nutshell





# Nutshell

All Saints, Axminster, EX13 7LS

What3Words: ///kindness.attention.commended

A charming detached period cottage set in just under half an acre of mature gardens at the end of a peaceful no-through lane in the sought-after village of All Saints

- Peaceful Location
- 1/2 an Acre of Mature Gardens
- Character Features
- Driveway Parking
- Freehold
- Accessible to Amenities
- 3 Reception Rooms
- Wood Burning Stove
- Useful Outbuildings
- Council Tax Band E

## Guide Price £650,000

**SITUATION:** The cottage is set along a quiet country lane ending in a footpath, offering a good degree of privacy while still having neighbouring properties nearby. The village of All Saints is well regarded locally and provides a primary school, community hall, church and public house. The traditional market town of Axminster lies approximately 2 miles to the south offering independent shops, supermarkets and a mainline train to London Waterloo.

**DESCRIPTION:** Believed to date from the mid-18th century with later additions, the property combines period character with modern day comforts. Lime rendered elevations beneath a slate roof create an attractive and timeless exterior. An entrance porch leads into the principal sitting room with exposed beams, window seats and a wood-burning stove. A light, double aspect dining room lies beyond. The kitchen is fitted with a range of units and centered around an Everhot electric range. Also on the ground floor is a modern shower room, a useful utility room with direct access to the garden, and a music room providing flexibility as a fourth bedroom or home office. Two staircases rise to the first floor. At one end are two double bedrooms, each with en suite facilities, while at the other is a further double bedroom and cloakroom. The property retains a wealth of character throughout.

**OUTSIDE:** The property stands within gardens extending to just under 0.5 acre, laid predominantly to lawn with well stocked herbaceous borders, mature shrubs and a variety of trees, including fruit trees. The gardens are enclosed by established hedge boundaries and provide a good degree of privacy. A gravel driveway with double gates leads to a generous parking area and a useful range of outbuildings, including a barn providing garaging and storage, together with a potting shed, mower shed and greenhouse. It should be noted that the gravel driveway lies outside the curtilage of the property.

**SERVICES:** Oil-fired central heating. Mains electricity and water. Septic Tank. Ultrafast broadband available. Outdoor mobile signal available with all major networks (Ofcom, 2026).









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>91</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            | <b>36</b> |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

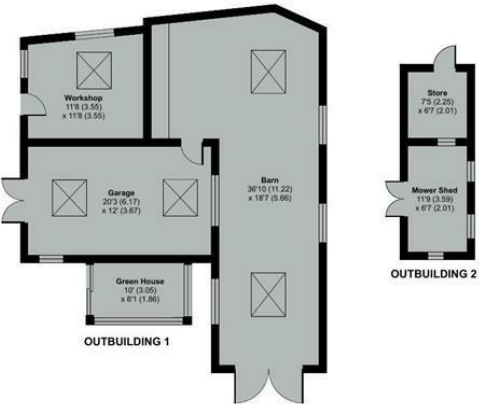
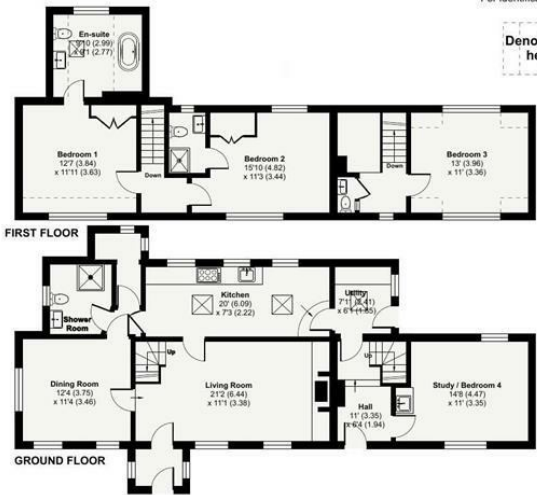
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Knights Lane, All Saints, Axminster, EX13 7LS

Approximate Area = 1594 sq ft / 148 sq m  
Limited Use Area(s) = 92 sq ft / 8.5 sq m  
Garage = 244 sq ft / 22.6 sq m  
Outbuilding = 839 sq ft / 77.9 sq m  
Total = 2769 sq ft / 257 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). © richcom 2025. Produced for Greenslade Taylor Hunt. REF: 1348062



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