



Symonds
& Sampson

Walnut Cottage

Weycroft, Axminster, Devon

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Weycroft
Axminster
Devon EX13 7LN

An impressive three bedroom modern property set in a delightful former mill development which has been recently refurbished and comes with parking for three vehicles.



- Charming period styled house
 - Bright and bold decor
 - Two bathrooms
 - Stunning kitchen
 - Large living Room
- Front & back patio gardens
- Electric vehicle charging point
 - Three parking spaces

Guide Price **£335,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

Built in 2004 and set within this small community on the northern outskirts of Axminster, Walnut Cottage forms part of a select development of former mill buildings and sympathetically constructed modern homes. The Weycroft Mill development occupies an ancient site which has almost certainly been used for milling since before the Domesday Survey of 1086. The water mill, mill buildings and mill house of 18th and 19th century origins remain in situ and form part of the residential development. Walnut Cottage is a spacious courtyard house which has been tastefully modernised by the current owners and features a stunning contemporary kitchen, remodelled bathroom and EV charging facility.

ACCOMMODATION

To the front of the property is an open sided oak porch and stable door which leads into a central hallway with staircase rising to the first floor accommodation and the downstairs cloakroom which has been finished in a nautical theme with pebbled flooring. The dual aspect sitting room includes a woodburning stove and doors leading out to the garden, while on the opposite side of the hallway is the beautifully finished kitchen/dining room. Fitted by Axminster Kitchens, the kitchen includes a good selection of contemporary units, Neff integral appliances, and ample space for a dining table. To the first floor are three good size bedrooms, all

with partial vaulted ceilings and a master suite benefiting from a fitted wardrobes and luxury en suite bathroom. The remaining bedrooms have use of the remodelled wet room.

OUTSIDE

To the front of the property is a parking space for one vehicle and EV charger. Being set in a slightly elevated position, steps up to a paved front garden where there is an ornamental pond, mature shrubs and outside tap. To the rear is a level paved garden with established shrubs, garden shed and a gated rear access where a shared pathway leads to communal parking area where Walnut Cottage has two further private parking spaces.

SITUATION

Weycroft sits beside the River Axe and is a small historic parish on the northern outskirts of the Axminster town. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster itself offers a selection of shops including supermarket, schooling and train station that is on the direct line to London Waterloo and Exeter. Trinity Square, by the Minster, is home to a weekly outdoor produce market.

DIRECTIONS

What3words
///rich.wrist.wizards

SERVICES

Mains electric, gas and water. Shared private drainage. Superfast broadband and mobile network coverage available in the area. Refer to Ofcom's website for more details.

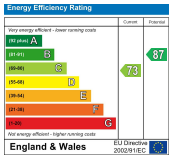
LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band D

MATERIAL INFORMATION

The area surrounding the property is at high risk from flooding from rivers and seas, and very low from surface water, however our clients have confirmed that the cottage has not experienced any water ingress during their ownership. The development is subject to a yearly management fee for the upkeep of the communal areas and private drainage system. The 2026/27 charge was £500 per annum and is managed by Weycroft Mill Management Limited.

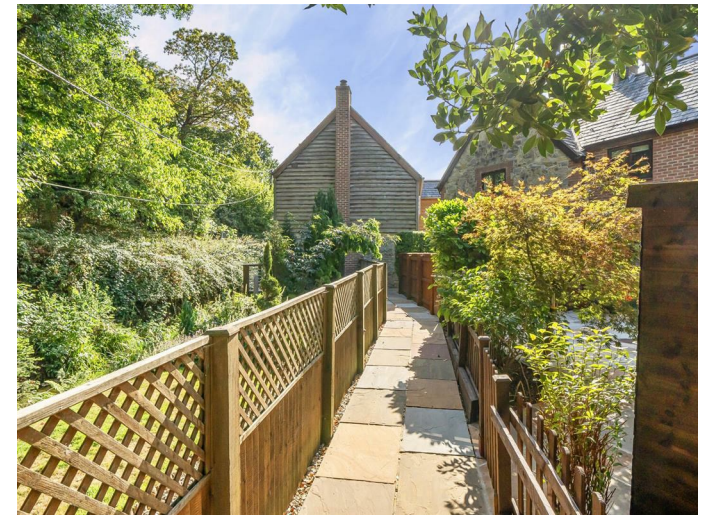
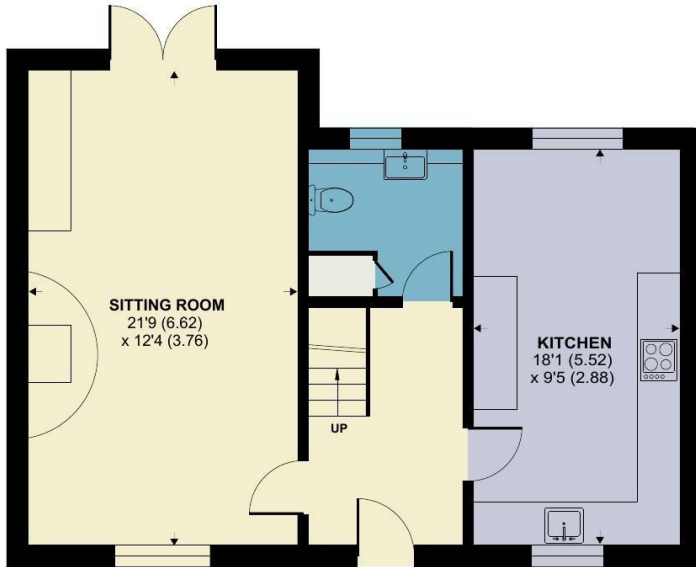




Walnut Cottage, Weycroft, Axminster

Approximate Area = 1125 sq ft / 104.5 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 2026. Produced for Symonds & Sampson. REF: 1511929



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