



Symonds
& Sampson

Vealhays

Kilmington, Axminster, Devon

Vealhayes

Kilminster
Axminster
Devon EX13 7RD

A quintessential Grade II Listed thatched cottage which has been beautifully maintained by the current owners with stunning features, attractive gardens and double garage, and no onward chain.



- Cross passage entrance
- Plank and muntin screening
 - Inglenook fireplace
- Chamfered ceiling beams
 - Flagstone flooring
 - Semi circular staircase
 - Potential for annexe
- Glorious historic walled gardens
 - In total approx 0.5 acre
 - No onward chain

Guide Price £699,995

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Vealhays has an incredible history within the village of Kilmington and is believed to date back to at least the 16th Century where it was first mentioned in the Kilmington Church Wardens accounts manuscript from 1558. It is likely that the property started as a traditional Devon Hall House with a first floor inserted at a later date. This would explain why the property has higher than expected ceiling height compared to similar properties from this era. Since our clients became the custodians of this stunning home in 2006 they have worked hard to preserve so many of its original features as well as bring the property up to modern day standards. It is hard to document all of the incredible features and improvements within Vealhays so viewing is considered essential to appreciate all that this wonderful property has to offer, which comes to the market with no onward chain.

ACCOMMODATION

The property is approached from the gravelled driveway where a bespoke handmade door leads through into the cross passageway. On your left is the classic farmhouse style kitchen with integrated appliances which leads through to the formal dining room. The main reception room features the inglenook fireplace and like the majority of the ground floor rooms enjoys a dual aspect and views out onto the garden. The sellers snug features a wood burning stove as the main focal point and could be utilised as a study. To the western elevation is a large utility/boot room with separate cloakroom and staircase which leads to the first floor reception room with large picture window looking out over the gardens and surrounding area. These rooms could provide buyers with potential

for a two storey annexe for a relative, subject to obtaining the necessary planning consent. The three bedrooms, all of which are doubles, are principally accessed from the main landing. The master suite is of an impressive size and features a dressing area and bathroom with separate shower. The remaining bedrooms are serviced by an additional shower room.

OUTSIDE

The gardens and grounds of Vealhays are as equally charming as the house. In total the house and grounds measure 0.5 acre but the gardens feel larger with views taking in the surrounding farmland and countryside. There is a gravelled driveway to the northern elevation providing parking for numerous vehicles as well as the detached double garage. Well planned formal lawned gardens and a paved seating area provide good levels of privacy and make the most of the outlook over the gardens and established trees. The lawned garden sweeps around the western elevation to the original front gardens which features a wide variety of mature shrubs and seasonal flower beds. Gated walkway onto the lane.

SITUATION

Vealhays is located within the ever-popular East Devon village of Kilmington with easy access to the A35. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and a public house. Further information on the village including many of the social events can be found on the website: www.kilmingtonvillage.com. Axminster (2 miles) is a market town

on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including two supermarkets as well as schools, churches and a main line railway station on the Exeter to Waterloo line. The beautiful Axe Valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. The renowned Colyton Grammar School is located just under 5 miles away.

DIRECTIONS

What3Words

//dried.bakers.chaos

SERVICES

Mains electric and water. Private drainage. Air source heat pump central heating.

Broadband : Superfast available.

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616

Council Tax Band G.

MATERIAL FACTS

1. Vealhays is at very low risk of flooding from surface water, rivers and seas. We are advised by the seller that the current septic tank is unlikely to comply with the recent changes in legislation for private drainage.
2. Please note there are a number of low doorways.



Vealhayes, Kilmington, Axminster

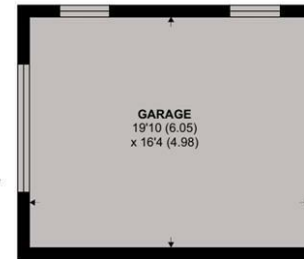
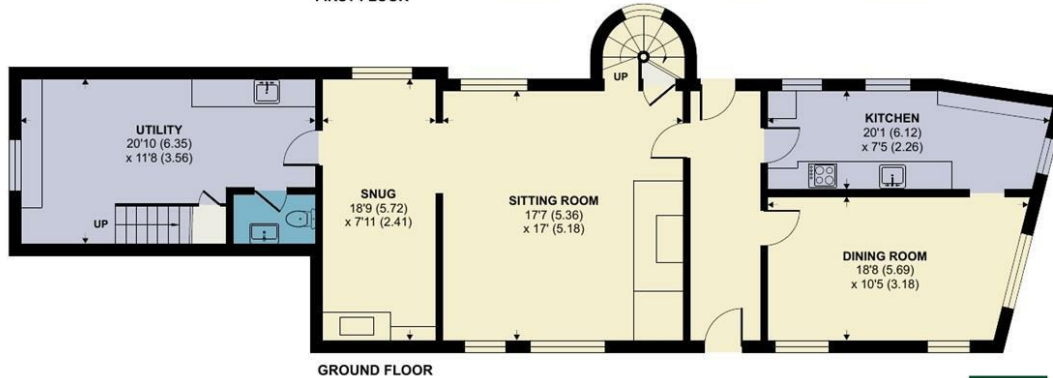
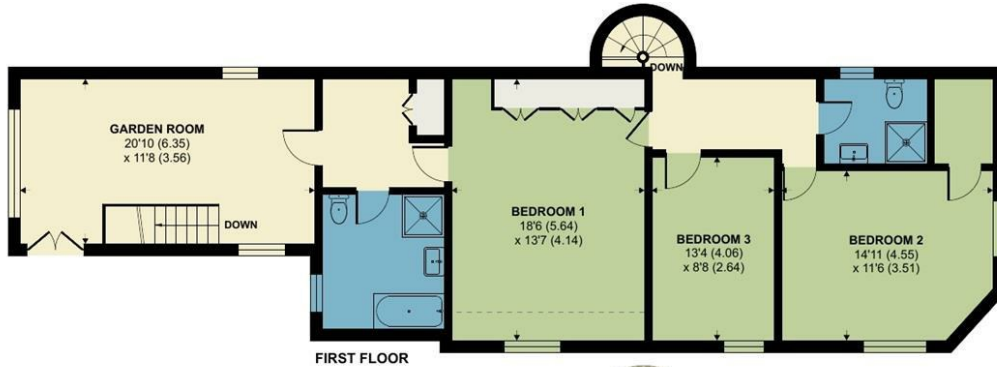
Approximate Area = 2276 sq ft / 211.4 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2644 sq ft / 245.5 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 2025. Produced for Symonds & Sampson. REF: 1273069



Axm/RIS/11.4.25



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 of 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