



Hilltop



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All Saints, Axminster, Devon, EX13 7LY

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Character cottage with lovely south facing gardens a fantastic office/ studio building.

- Character cottage
- Two double bedrooms
- Countryside views
- Timber studio / office
- Freehold
- South facing
- Multi-fuel burner
- Cottage gardens
- Productive veg patch
- Council tax band B

Guide Price £350,000

Set on the edge of All Saints and Smallridge, Hilltop occupies an elevated position enjoying southerly views across open countryside. The village lies on the fringes of the Blackdown Hills National Landscape and offers a popular primary school, village hall and the Ridgeway Inn. The market town of Axminster is to the south with a mainline railway station to Exeter and London, whilst the Jurassic Coast at Lyme Regis is within easy reach.

A delightful stone cottage beneath a man made slate roof, centred around an open plan living space. The sitting room features a Morso wood burner set within a stone and brick fireplace, tiled flooring and double doors opening onto the south facing garden. The kitchen is fitted with a range of units and a gas cooker. On the first floor are two well proportioned bedrooms with semi vaulted ceilings and a family bathroom.

A parking area lies off the road with a timber gate leading into the garden. The cottage garden is well stocked and backs onto open fields, with areas of lawn, established planting and a productive vegetable garden including raspberries. A covenant restricts building on part.

At the far end is a purpose built timber studio created in 2011, comprising two light rooms ideal for home working or ancillary accommodation. Two timber sheds provide further storage.

SERVICES Mains water (metered) and electricity. Mains gas fired central heating. Private drainage (Septic tank installed 2014). Ultrafast broadband available (up to 1,800 Mbps). Mobile coverage likely outside via EE, Three and Vodafone (Ofcom).





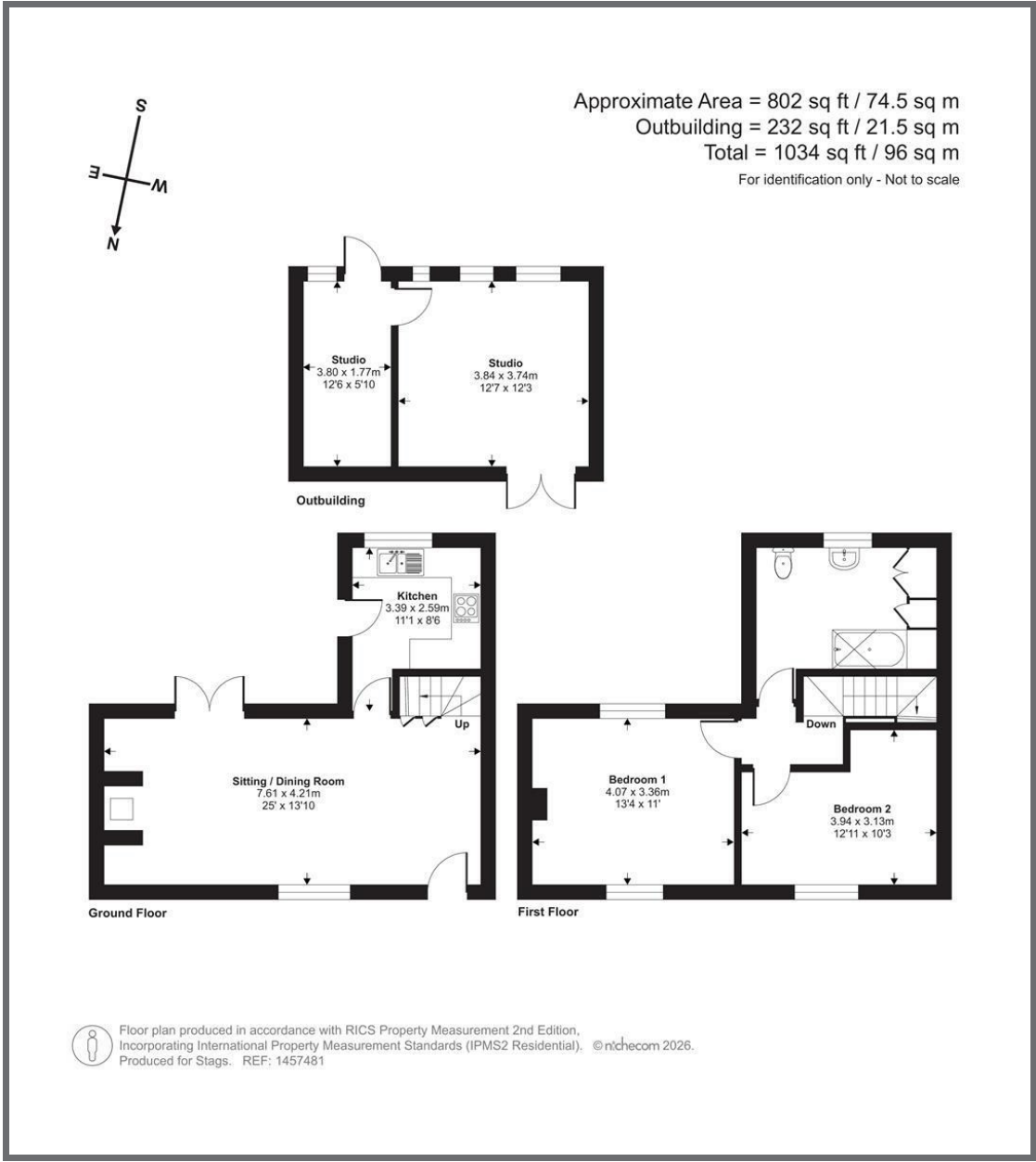
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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