



Woodstock, Woodstock Cottage and Woodstock Retreat







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Birchill, Axminster, Devon, EX13 7LF

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Fabulous contemporary home with 2 bed and 1 bed holiday cottages in 0.87 acres

- 2008 Built Main House
- Ground source heating
- 1 Bedroom holiday cottage
- PV Panels & Air source
- Freehold
- Contemporary design
- 2 Bedroom holiday cottage
- Glorious gardens
- In all about 0.87 acres
- Council tax band F

Guide Price £1,100,000

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SITUATION

Woodstock enjoys an attractive rural setting within the small hamlet of Birchill, surrounded by the Blackdown Hills National Landscape. The nearby village of Chardstock, approximately 1 mile distant, offers a strong community feel with a village shop, church, village hall and well regarded primary school, nearby The Tytherleigh Arms is a renowned local public house.

The market town of Axminster lies some 3.6 miles to the south providing a comprehensive range of day to day amenities, including supermarkets, independent retailers and a mainline railway service to London Waterloo.

The Jurassic Coast at Lyme Regis is within easy reach, offering renowned coastal scenery, beaches and a wide range of recreational pursuits. The area is also well served by schooling, including Axminster Community College, Colyton Grammar School and The Woodroffe School at Lyme Regis.

DESCRIPTION

Woodstock is a striking and individual detached contemporary timber frame home, originally constructed in 2008 and designed with a strong emphasis on architectural style, light and energy efficiency. The principal living accommodation is arranged in an impressive open plan layout with vaulted ceilings, exposed timbers and a sense of space throughout. A large bi-folding door system opens directly onto a generous terrace, seamlessly linking the internal living space with the gardens beyond.

The kitchen is fitted with a range of modern units complemented by quality work surfaces and integrated appliances, creating a highly functional yet sociable environment. The ground floor also provides well proportioned bedrooms and bathroom accommodation, whilst the first floor is dedicated to a superb vaulted principal suite enjoying elevated views across the surrounding countryside.

A key feature of the property is its sustainable credentials, with underfloor heating to the main house powered by a ground source heat pump, contributing to low running costs and year-round comfort.





WOODSTOCK COTTAGE & RETREAT

In addition to the main house is a well appointed detached holiday cottage which has been successfully operated for letting purposes, offering a valuable income stream. Since purchasing the property, the current owners have further enhanced the offering by obtaining consent and creating a charming 1 bedroom holiday let. This provides excellent additional accommodation, ideal for guests or income generation.

The cottage benefits from an air source heat pump, whilst the annexe is equipped with electric underfloor heating, ensuring each element of the property is independently serviced and highly efficient. Together, the house, cottage and annexe offer a versatile lifestyle opportunity, equally suited to multi-generational living or those seeking income generation.

OUTSIDE

The property is approached via gated access leading to a generous gravelled parking and turning area, providing ample space for several vehicles.

The grounds extend to approximately 0.87 acres and have been thoughtfully improved by the current owners to create an attractive and manageable environment, including a large studio positioned to enjoy the views and the lovely natural light, this has a sink unit and WC.

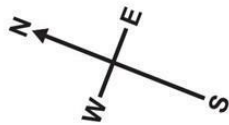
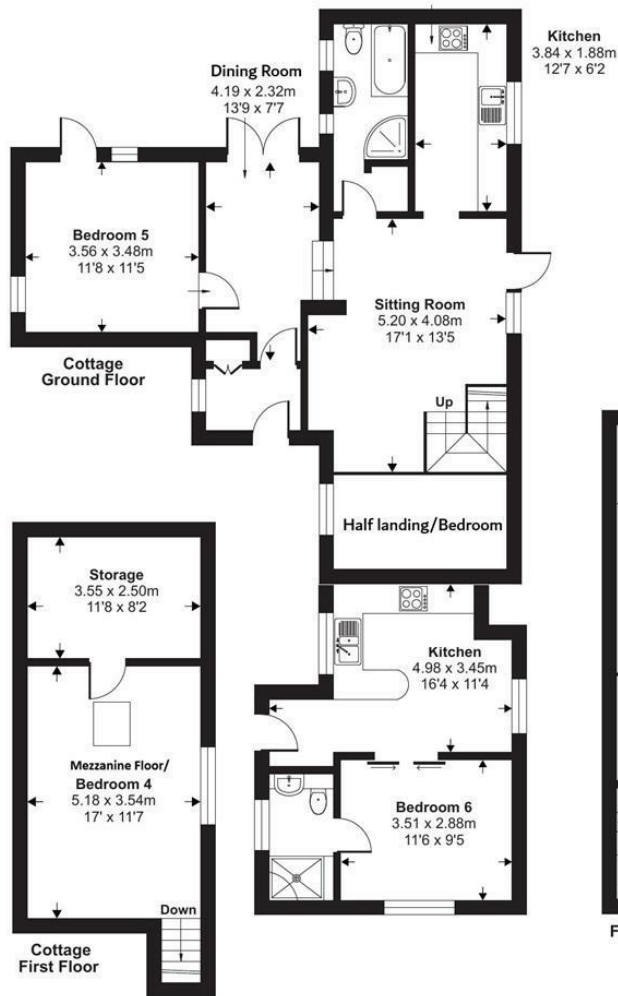
The gardens are predominantly laid to lawn and are interspersed with established planting, vegetable beds and a variety of seating areas designed to take full advantage of the peaceful setting. Decked terraces adjoin both the main house, cottage and annexe, providing ideal private spaces for outdoor dining and entertaining.

The overall setting enjoys fine views over the surrounding countryside.

SERVICES

Mains electric and PV Panels. Mains water. Rainwater harvesting tank. Private drainage installed in 2007. Standard and ultra fast broadband up to 1,800 Mbps, mobile variable outdoor (Ofcom).





Approximate Area = 1872 sq ft / 173.9 sq m (excludes void)

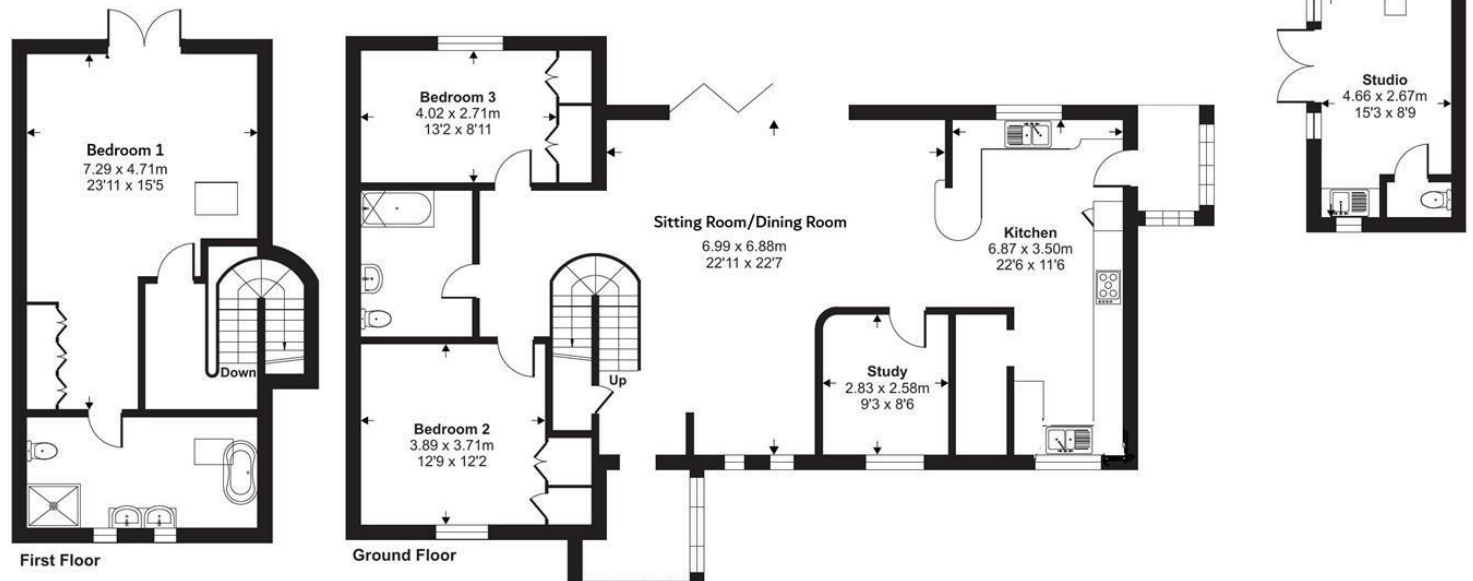
Cottage = 958 sq ft / 89 sq m

Annexe = 304 sq ft / 28.2 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 3268 sq ft / 303.5 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 Stags. REF: 1484592



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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