

2 Whitehays Cottages

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Kilmington, Axminster, EX13 7RP

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Renovated character cottage with stone barn, lapsed planning for extension and new dwelling in almost 1/5 acre gardens.

- Recently Renovated
- Substantial Garden
- Recent Re-Wire & Central Heating
- Lapsed Planning
- Freehold
- Character Grade II Listed
- Popular Village
- Stone Barn
- Parking and Garage
- Council tax band E

Guide Price £425,000

A beautifully presented character cob cottage, thoughtfully renovated to combine period charm with tasteful modern finishes.

Steps lead directly into the welcoming dining room, which in turn opens into a generous sitting room. This impressive space is rich in exposed beams and traditional features, centred around a striking inglenook fireplace now fitted with a contemporary wood-burning stove.

The kitchen is fitted with attractive units, solid wood worktops and a farmhouse sink. The ground floor benefits from cosy underfloor heating beneath tiled flooring, together with a well-appointed family bathroom and access to the garden.

Stairs rise to the first-floor landing, giving access to two double bedrooms, each with built-in wardrobes, and a further bedroom.

Outside, the cottage enjoys a charming rear courtyard garden with gravelled seating area and a stone-and-brick outbuilding equipped with power and light. A particular feature is the main garden, set on an elevated plot above the lane, offering a high degree of privacy. Laid predominantly to lawn with mature shrubs, pathways and a driveway, the garden also includes a garage in need of replacement.

Agent Note: There has been previous permitted planning permission, now lapsed, for a large two storey extension at the rear incorporating the stone/brick outbuilding into an annexe. There was also lapsed planning to build a separate dwelling in the grounds to the side.

Services: Mains electric and drainage. Recent upgrades include a re-wire and central heating via Air source heat pump. Constructed approx. 17th century of cob, stone and brick with render under a tile roof. Roof tiles may contain asbestos. Broadband up to 1,800 available, mobile signal good outdoors (Ofcom)



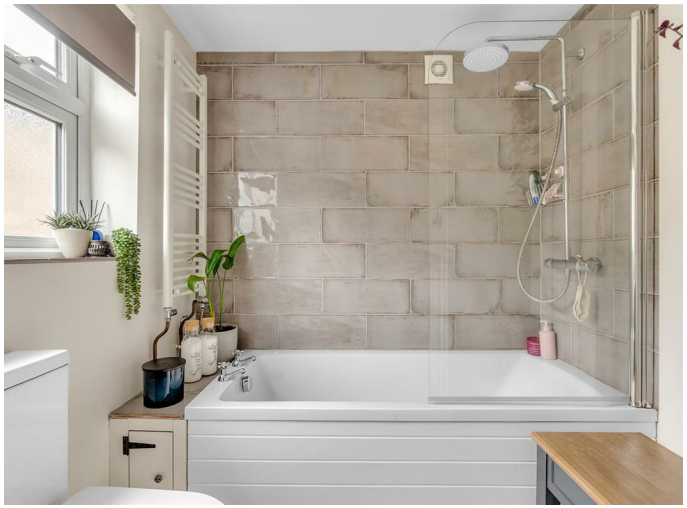










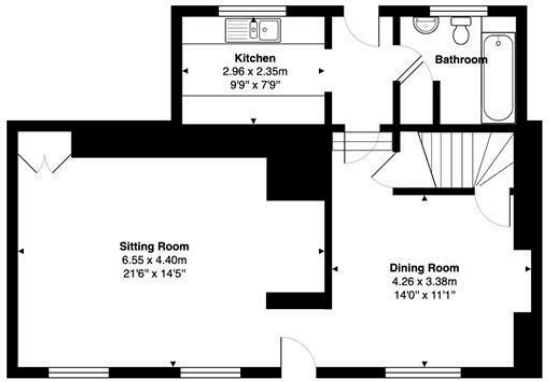




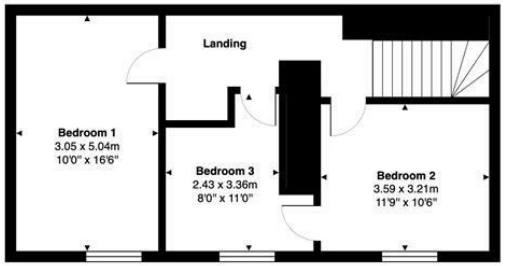


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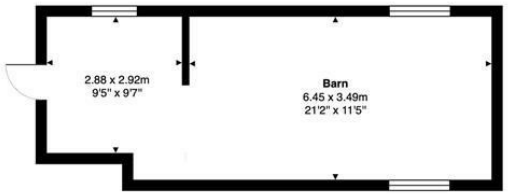




Ground Floor
Area: 72.9 m² ... 785 ft²



First Floor
Area: 51.0 m² ... 549 ft²



Barn



Total Area: 123.9 m² ... 1334 ft² (excluding barn)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

STAGS

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