

Symonds & Sampson

Harveys

Alston, Axminster, Devon

Harveys

Alston
Axminster
Devon EX13 7LG

A truly picturesque period cottage offering well balanced, characterful accommodation, glorious gardens, and detached double garage. No onward chain.

3 2 2

- Semi rural location
- Superb views
- Stunning gardens, in total 0.27 acre
- Three double bedrooms
- Impressive inglenook
- Flagstone flooring
- Double garage
- Oil fired central heating
- Extensive double glazing
- Plenty of storage

Guide Price £625,000

Freehold

Axminster Sales
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THE PROPERTY

Rarely does a cottage of this nature come to the open market in East Devon. This stunning period cottage offers everything that a buyer could wish for, from excellent room sizes to impressive character features this unique property covers all the bases. At the turn of the century Harveys underwent an extensive refurbishment programme as well as a two-storey extension being added. The extension seamlessly blends into the original stone facade and has transformed the accommodation into a home fit for its surroundings. The cottage offers good ceiling highs along with all principal rooms enjoying a dual aspect with plenty of natural light and delightful views over the gardens and surrounding countryside. The outside is as equally impressive with gorgeous gardens and plenty of parking.

ACCOMMODATION

Following the extensive renovation works the cottage was reconfigured with the main entrance to the property being set off the rear. This allowed the owners to create a practical tiled entrance porch which in turn leads into the entrance hallway. This makes the very most of the main reception room, with this being the original part of the cottage where you will find the inglenook fireplace, along with the original beamed ceiling and flagstones. The spacious kitchen features a comprehensive range of oak fronted units with integrated appliances and an adjoining utility room proving further storage and an additional sink unit. To the rear of the cottage is the formal dining room with fitted bookcases. Both reception room feature double doors leading out to the gardens. To the first floor are three double bedrooms and shower room. The master bedroom, with beamed ceiling has a full bathroom suite.

OUTSIDE

From the lane side the cottage is flanked with low stone walling with a paved driveway and pathway leading through to the rear garden. A large paved terrace adjoins the rear elevation and provides a pleasant, sheltered seating area before steps lead up to the lawned gardens. The gardens are a beautiful feature to this home where you will find an abundance of fine specimens offering year-round interest along with an excellent selection of roses and mature trees. A small stream runs through the garden and down past the northern elevation of the cottage to a wildlife pond. In total the gardens and grounds measure in the region of 0.27 acres.

SITUATION

The property is set along the lane side running through the hamlet of Alston, an Area of Outstanding Natural Beauty. The surrounding rolling East Devon countryside offers a range of rural activities with footpaths and bridleways in abundance. The nearby village of Chardstock has an inn, primary school and village shop/post office. The market town of Axminster is about 4 miles away and offers a good range of amenities and services.

The Jurassic Coast World Heritage Site and the nearby resort of Lyme Regis boasts its famous Cobb Harbour, sandy beaches and an excellent selection of restaurants, hotels and shops. The larger centres of Taunton and Exeter (with its regional airport) are within easy reach. Whilst surrounded by beautiful and unspoilt countryside the property is readily accessible by both road and rail. There is easy access to the M3 and M5 motorways via the A30/A303 dual carriageway. Axminster offers a mainline railway service to London Waterloo. (2 hours and 40 minutes)

SPORTING

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Lyme Regis. Sailing on the coast at Seaton or Lyme Regis. Leisure facilities at Axminster.

EDUCATION

Primary schooling at Chardstock or All Saints. State secondary schools at Axminster, The Woodroffe School in Lyme Regis and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools.

DIRECTIONS

What3Words
///competent.fondest.idealist

SERVICES

Mains electric & water. Private drainage.
Broadband : Ultrafast broadband is available.
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

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

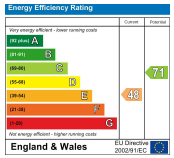
MATERIAL INFORMATION

The area around the property is at low risk from flooding from rivers and seas, and medium risk from surface water. We have not been able to establish if the private drainage system complies with the recent changes in building regulations.









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Approximate Area = 1693 sq ft / 157.2 sq m
Garage = 353 sq ft / 32.7 sq m
Total = 2046 sq ft / 189.9 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: 1453963





Axm/RS/11.5.26

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