Over Yonder

Smallridge, Axminster, Devon,

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Smallridge
Axminster
Devon
EX13 7JH

Set within a level plot in a semi-rural location, this impressive five-bedroom detached home offers exceptional space and comfort— perfect for growing families or those seeking a modern home with great views. Offering a fantastic opportunity to acquire a property of this nature, an early viewing is advised in order to appreciate all that it has to offer.

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- Open plan kitchen/breakfast room
- Utility room with storage cupboards
- Double garage & ample parking
- Semi-rural location
- Countryside views

Guide Price £585,000
Freehold

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THE PROPERTY
A detached house in a village location within the heart of the East Devon countryside. Offering good size accommodation and with gardens as well as ample parking, this home also enjoys far reaching rural views. Suitable as a family home, or a quiet retreat, this is an opportunity not to be missed.

ACCOMMODATION
The accommodation boasts an entrance vestibule with space for coat and shoe storage leading to the spacious hallway with downstairs W.C, perfect for guest use. The lounge is a bright and spacious room benefitting from double glazed sliding doors, neutral decor and an inset log burning stove. Across the rear of the property is the open plan dining / kitchen area with French doors opening into the conservatory and garden. The kitchen is fitted with bespoke stylish units with breakfast bar seating and integrated appliances. There is a useful utility room off the kitchen, with a door opening to the rear, and two large storage cupboards.

To the first floor, there are five spacious bedrooms, which offer beautiful views over the fields and surrounding countryside. The master bedroom is fitted with an en-suite shower room with the family bathroom featuring a recently fitted white suite.

OUTSIDE
Offering excellent far-reaching views across open countryside, the rear garden is perfect for children to play and families to enjoy in the summer months, with a generous patio and fully enclosed boundaries. Off-street parking is available to the front of the property for multiple cars, along with an integrated garage which is currently being used as a games room but could easily revert back to a useful double garage.

LOCAL AUTHORITY
East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band F.

SITUATION
The property is located on the eastern outskirts of the village, set back from the lane and surrounded by miles of rolling countryside along with far reaching views of the Axe Valley. The surrounding area is renowned for its rural activities with an abundance of footpaths and bridleways. The villages of Smallridge and All Saints are in an area of outstanding natural beauty and seamlessly link into one, where you will find a public inn, primary school and active village hall. The market town of Axminster (2 miles) offers a good range of day-to-day amenities and services along with independent and national retailers. The town is synonymous for its world-famous Axminster Carpets, first produced in 1755. There is also a very well supported market each Thursday where you will find a great selection of fresh produce, crafts and day to day essentials.

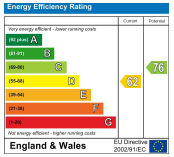
The famous Jurassic coastline of Lyme Regis (6 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Hugh Fernley-Whittingstalls River Cottage HQ can be found in the nearby Trinity Hill area above Lyme Regis. The larger centres of Taunton and Exeter (with its regional airport) are within easy reach.

There are good transport connections locally including a mainline railway station at Axminster and good road connections both East and West with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, international airport and access to the M5.

SERVICES
Mains Electricity, Gas, and Water. Private Shared Drainage.
Broadband: Ultrafast broadband is available
Mobile Coverage: There is mobile coverage available in the area, please refer to Ofcom's website for further details.
Source- Ofcom.org

DIRECTIONS
///flotation.lamppost.walking.
From Axminster, proceed northbound on the A358 out of the town and immediately after passing through the Weycroft traffic lights turn first left signposted Smallridge. Proceed towards the village where the property can be located just after the village signpost.

MATERIAL INFORMATION
The property is at very low risk of flooding from both rivers & seas and surface water.



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Approximate Area = 1801 sq ft / 167.3 sq m
Garage = 318 sq ft / 29.5 sq m
Total = 2119 sq ft / 196.8 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: 1448763

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