

Symonds  
& Sampson

# South Riding

Holy City, Chardstock, Axminster, Devon

# South Riding

Holy City  
Chardstock  
Axminster  
Devon EX13 7DD

A substantial and much improved country bungalow standing in delightfully peaceful rural setting with gardens and grounds in the region of 2.48 acres.



- Modernised bungalow in rural setting
- Impressive 40ft entrance hall & garden room
  - Three large double bedrooms
  - Three bathrooms
  - Oak internal doors & kitchen
  - Oil fired central heating
  - Double garage & art studio
- Mature gardens & pastureland
  - No onward chain

Guide Price **£725,000**

Freehold

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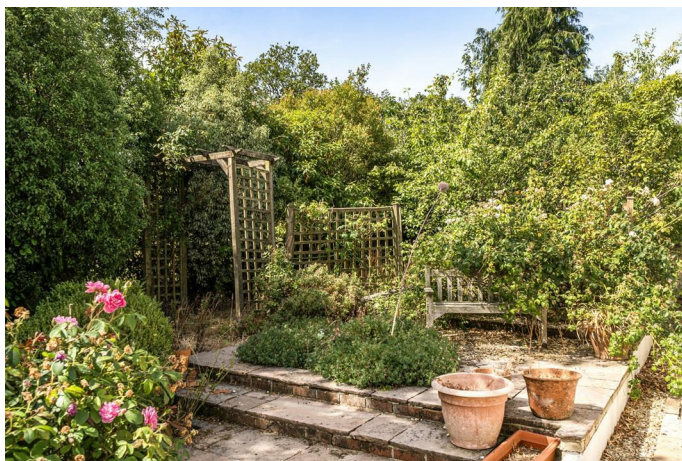
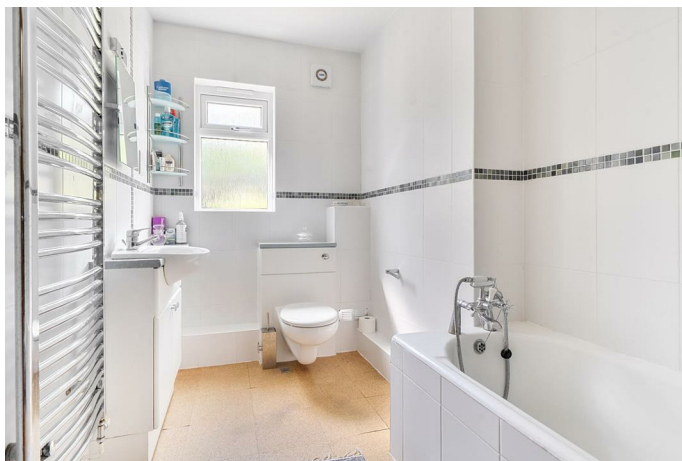
## THE PROPERTY

South Riding is an impressive single storey residence offering immense privacy with pleasant views across the adjoining countryside. Over the past twenty years the accommodation has been remodelled and extended to offer close to 2300 sq ft of useable accommodation which is highly adaptable and can be reconfigured to suit prospective purchasers' requirements. The property feels light, bright and airy, with many rooms enjoying dual aspects, while the garden room features the clever use of velux windows and a wall of glass looking out over the westerly facing gardens. Externally is equally as impressive, with a modern double garage incorporating the owner's art studio.

## ACCOMMODATION

Steps lead up to the front door where on entering you appreciate the space that South Riding has to offer. The stunning entrance hallway runs from front to back and incorporates the garden room with a contemporary woodburning stove and part vaulted ceiling. There are a good number of useful storage cupboards within the entrance hallway which has also been used as an additional dining space. To your left are three double bedrooms, two of which offer en-suite facilities, and a family bathroom with white suite and extensive tiling. On the opposite side of the hallway, the formal sitting room looks out over the mature front garden with a box bay window and woodburning stove. A small study is located beside the sitting room. The kitchen and dining room enjoy a semi open plan feel and provide great space to entertain. Fitted with a comprehensive range of oak front units with granite works surfacing, an oil fired Aga and two sink units. There is ample space for a good size dining table.





## OUTSIDE

From the lane side a gated driveway bisects the formal lawned gardens with a gravelled driveway leading to the front elevation, parking area and garage. Along the northern boundary is a run of timber framed outbuildings for improvement, these include two garden sheds, summerhouse and an open fronted haybarn with store. There is a productive soft fruits cage and wildlife pond. Immediately to the rear of the bungalow is a paved seating area which enjoys a westerly aspect with steps leading to an area of formal lawned garden. Beyond the gardens and running in a westerly direction is the pastureland, divided by post and rail fencing into three sections, one of which includes a field shelter. An established apple orchard sits closest to the property. The whole area of the property and its grounds amount to 2.48 acres (1.0 ha).



## DOUBLE GARAGE & ART STUDIO

The former garage was replaced some 15 years ago with generous double garage with attached art studio and gardener's cloakroom. The art studio enjoys views over the gardens and has a single sink unit. While the garage features eaves storage space. External and internal power points. Subject to obtaining planning the garage and art studio could provide an excellent annexe opportunity.

## SITUATION

The immediate area of Holy City combines a small selection of individual properties set amongst the rolling East Devon countryside. The nearby village of Chardstock has local amenities

include the post office/stores, parish church and village hall. The area is renowned for its popular walking and riding with numerous footpaths and bridleways. The village is midway between Axminster and Chard, both of which offer a good range of amenities, independent shops, chain stores and supermarkets. Axminster also has a mainline railway station on the Exeter to Waterloo line. The famous Jurassic coastline of Lyme Regis (10 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and famous coast pathways.

## SPORTING

Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Cricket St



Thomas between Chard & Crewkerne. Sailing on the coast at Seaton or Lyme Regis. Chardstock offers many social clubs, bowls green and village cricket club. Wider range of recreational facilities at Axminster or Chard.

### EDUCATION

Primary schooling at Chardstock, All Saints and Axminster. Secondary schools at The Woodroffe School, the excellent Colyton Grammar School and also Axe Valley Academy in Axminster and Holyrood Academy in Chard. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, and the Exeter or Taunton Schools.

### DIRECTIONS

What3Words  
 ///clearly.regularly.writing

### SERVICES

Mains electric and water. Private drainage. Standard broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

### LOCAL AUTHORITY

East Devon District Council.  
 Tel : 01404 515616  
 Council Tax Band F.



### MATERIAL INFORMATION

The area surrounding the property is at very low risk of flooding from rivers and seas, and a high risk from surface water. We understand that South Riding is on a private digester drainage system.

We are advised that 2 land drains have been installed across the fields to stop surface run off and a drain installed n the bank around the patio.

| Energy Efficiency Rating |         |        |
|--------------------------|---------|--------|
| Energy efficiency class  | Current | Target |
| 100-125 (A)              | 63      | 70     |
| 81-100 (B)               |         |        |
| 62-80 (C)                |         |        |
| 43-61 (D)                |         |        |
| 25-42 (E)                |         |        |
| 10-24 (F)                |         |        |
| 1-9 (G)                  |         |        |
| England & Wales          |         |        |

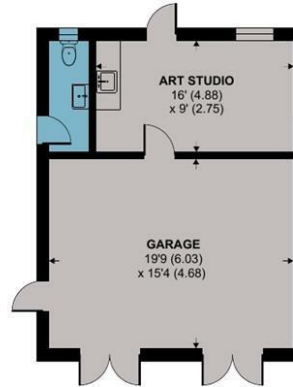
## South Riding, Chardstock, Axminster

Approximate Area = 2296 sq ft / 213.3 sq m

Garage = 492 sq ft / 45.7 sq m

Total = 2788 sq ft / 259 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). Produced for Symonds & Sampson. REF: 1494589



Axm/RIS/24.7.26



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