



Shute Marsh Farm



Shute Marsh Farm

, Axminster, Devon, EX13 7QW

What3words location - ///cools.watched.joggers

Wonderful character home with outbuildings in just over 3 acres.

- Semi-detached
- Farmhouse style kitchen
- Stone outbuilding
- Wonderful gardens
- Freehold
- Character property
- Wood burner
- Workshop
- In all 3.05 acres
- Council Tax Band E

Offers In Excess Of £600,000

Set in a wonderfully quiet rural location just two miles north of the historic small town of Colyton, the property enjoys a sought after position within the East Devon National Landscape, formerly known as an AONB.

One of three properties converted in the 1980s, the house offers characterful accommodation within original stone walls beneath a clay tiled roof, with uPVC double glazing throughout. The flexible layout includes a farmhouse style kitchen and breakfast room with range style cooker, a dining room with wood burning stove, and a living room with double doors opening onto the rear gardens. The ground floor also provides a double bedroom, shower room, utility room and boot room. On the first floor are two further double bedrooms, both with en suite facilities.

A shared driveway leads to a private gravel parking area and front paved garden. Timber gates to the side open into the attractively landscaped gardens which extend beyond the outbuildings towards adjoining open fields. The grounds include a substantial vegetable area, greenhouse and field shelter, together with a large paddock.

Attached to the house is a single storey outbuilding, believed to be former stables with exposed beams and stone walls. To the rear is a double garage and workshop with additional store.

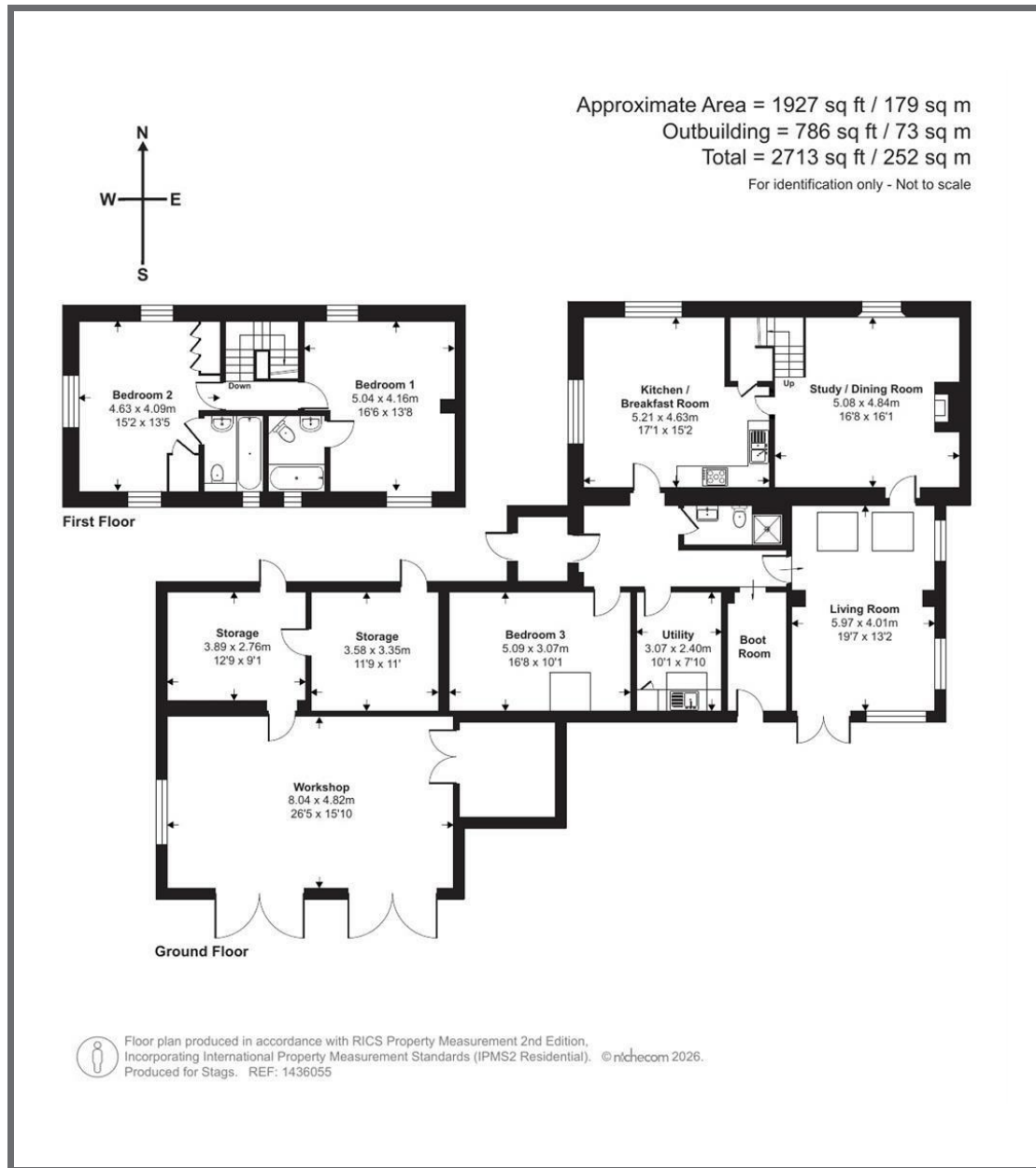
Material Information

Mains water and electricity. Oil fired central heating. LPG for hob. Standard broadband available with speeds of up to 11 Mbps. Mobile signal available outdoors on Vodafone, O2 and Three, with variable coverage on EE, according to Ofcom. Starlink is suggested. The property is within a flood risk zone, although the house is not believed to have flooded. The land has flooded once in approximately 12 years. There are mutual restrictions on the title.





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	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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