

STAGS

Orchard Cottage

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Shute, Axminster, Devon, EX13 7QN

///camped.relegate.harmless

Detached stone cottage in glorious countryside gardens

- Stone cottage
- Wonderful views
- Gravel parking
- Large gardens, in all 0.45 acres
- Freehold
- Rural location
- 3 bedrooms (1 en suite)
- Sheds and greenhouse
- Grade II Listed
- Council tax band D

Offers In Excess Of £400,000

Set within the small rural hamlet of Watchcombe within the East Devon National Landscape and enjoying far reaching countryside views. The market towns of Axminster and Honiton (both about 6 miles) provide a wide range of facilities and mainline rail links (London Waterloo). Colyton offers local amenities and the renowned Colyton Grammar School, while the Jurassic Coast, including Lyme Regis, Branscombe and Beer, is readily accessible.

An attractive detached three bedroom stone barn conversion, forming part of a farmhouse style complex. The accommodation includes a sizeable kitchen/dining room and an impressive reception room with woodburning stove, both with French doors onto a timber decked terrace taking in the rural outlook. Upstairs are three bedrooms, the principal with en suite, plus a contemporary bathroom (recently installed and nearing completion). Further benefits include oil fired central heating, timber double glazing and a ground floor cloakroom.

Approached via an initial shared gravel driveway to a generous parking area. A detached outbuilding offers potential as a garage (subject to consents). The established gardens extend to about 0.45 acre, largely laid to lawn with mature shrubs and planting, plus a summer house, greenhouse and raised timber balcony to enjoy the views.

SERVICES Mains electricity and water. Shared private drainage system (installed in 2020). Oil fired central heating. Standard broadband available, mobile coverage likely outdoors (Ofcom).













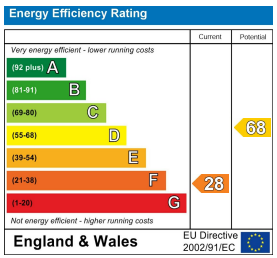






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