

1 Whitehays Cottages

1 Whitehays Cottages, The Street, Kilmington, Axminster, EX13 7RP







What3words ///embers.wired.petrified
Axminster Station 1.9 miles Lyme Regis 7 miles

Semi-detached character cottage with stone barn and parking

- Grade II listed
- Character cottage
- Heart of village
- Sitting room with fireplace
- Stylish kitchen
- Stone barn
- Parking
- Rear courtyard
- Freehold
- Council tax band D

Guide Price £325,000

SITUATION
Set off a quiet lane close to the heart of Kilmington this semi-detached historic cottage has an elevated position above the lane.

Kilmington has two local churches, popular Miller's Farm shop, two village pubs and popular primary school. Axminster is conveniently less than 2 miles away, providing direct rail links to Exeter, London, and further afield. Both the M5 and A303 are easily accessible. The highly regarded Colyton Grammar school and the Jurassic Coast are both close by.

DESCRIPTION
This delightful home blends period character with modern comfort, creating an inviting retreat. Believed to date from the 17th century, the cottage is listed for its architectural and historic significance, the interior is wonderfully light and airy, enhanced by exposed floorboards, timber beams and an unmistakable sense of heritage.

The ground floor centres around a generous sitting room, a warm and welcoming space featuring a brick fireplace with wood-burning stove and French doors opening onto a secluded courtyard. The kitchen combines style and practicality, with elegant in-frame cabinetry, a quartz worktop and inset sink, creating a beautifully finished space for cooking and entertaining.

A gentle staircase rises to the first floor, where three well-proportioned bedrooms each enjoy exposed floorboards and a peaceful outlook. The accommodation is completed by a family bathroom and an updated hot water system, providing modern convenience within this characterful setting.

PARKING
Beside the house is a parking area for one car.

OUTBUILDINGS
Behind the house is large stone barn with potential, currently used as a large outside storage area. A further smaller barn with covered area provides further space.

COURTYARD
Behind the house, enclosed by a tall stone wall and the barn, the rear courtyard is a lovely private area for alfesco dining.

SERVICES
Services: Mains electric and drainage. Constructed approx. 17th century of cob, stone and brick with render under a tile roof. Roof tiles may contain asbestos. Broadband up to 1,800 available, mobile signal good outdoors (Ofcom)

RESIDENTIAL LETTINGS
This property has been successful let out over the past few years, an EPC exemption, and/or improvements may be necessary. If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

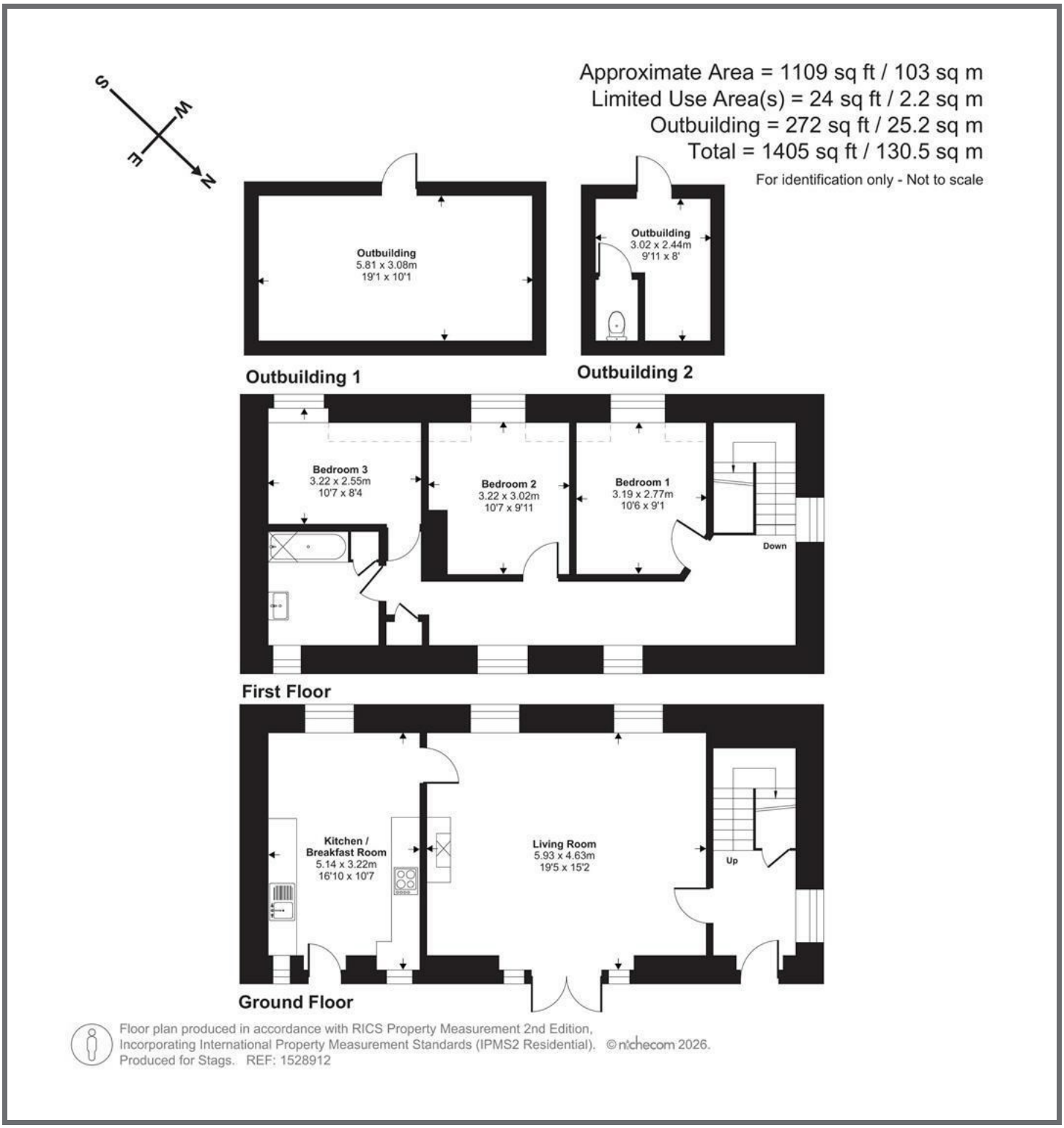




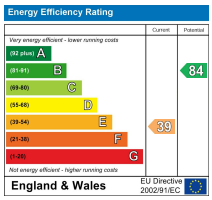








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