

Broome Cottage Wadbrook

STAGS

Broome Cottage

Wadbrook, Axminster, EX13 7AS

What3Words: ///ironclad.unfit.revolts

A charming semi detached railway cottage, offering scope for modernisation, with delightful gardens, situated in a peaceful rural setting.

- Three bedrooms
- Kitchen/Dining Room
- Two Garages
- Gardens and Parking
- Council Tax Band C
- Sitting Room
- Downstairs Bathroom
- Useful Outbuildings
- Freehold

Guide Price £395,000

SITUATION: Enjoying a peaceful rural setting in the hamlet of Wadbrook, surrounded by the attractive East Devon countryside.
The nearby market town of Axminster offers a good range of shops, supermarkets, schooling and leisure facilities, together with a mainline railway station providing services to London Waterloo and Exeter.
The popular coastal towns of Lyme Regis, Seaton and Beer are also within easy reach, offering beautiful beaches, coastal walks and access to the Jurassic Coast.

DESCRIPTION: A charming three bedroom country cottage offering characterful accommodation with scope for modernisation and improvement.
The accommodation includes a kitchen/dining room with a traditional range style cooker, a dual aspect sitting room featuring an attractive brick fireplace with woodburning stove, and a ground floor bathroom.
On the first floor are three well proportioned bedrooms, all enjoying pleasant outlooks.
The property retains a number of traditional features and presents an excellent opportunity to create a delightful country home in a peaceful rural location.

OUTSIDE: The cottage is complemented by an attractive garden, principally laid to lawn and bordered by established hedging and mature trees, providing a good degree of privacy.
A paved terrace adjoining the property provides an ideal space for outdoor dining and entertaining, whilst enjoying the surrounding rural setting.
There are two garages, together with a substantial timber wood store and an additional detached store, offering useful storage and workshop potential.

SERVICES:
Mains Electric. Private drainage which is shared with next door, believed to be a septic tank, not tested. Private water supply, by a well, which is located on the farm next door and is metered. LPG Heating.
Standard broadband available. Outdoor mobile signal with all major networks (Ofcom, 2026).













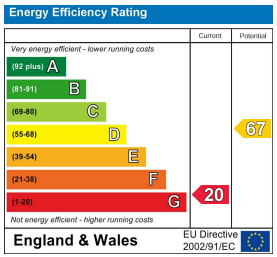






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Approximate Area = 932 sq ft / 86.5 sq m
Garages = 264 sq ft / 24.5 sq m
Outbuildings = 189 sq ft / 17.5 sq m
Total = 1385 sq ft / 128.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1530677