



Solway Cottage,





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Whitford, Axminster, , EX13 7NW

What3words: ///workouts.aunts.lamplight

A beautifully presented Grade II listed 18th century cottage offering characterful and flexible accommodation with gardens, outbuildings and a self-contained studio

- Grade II Listed
- Character Features
- Guest Studio and Workshop
- Driveway Parking
- Freehold
- 18th Century Cottage
- Sitting Room with Woodburner
- Mature Gardens
- Timber Framed Garage
- Council Tax Band F

Guide Price £850,000

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SITUATION

Situated on the edge of the delightful village of Whitford, in the heart of East Devon and within the designated East Devon National Landscape, the property enjoys a particularly attractive setting, conveniently placed for the coastal towns of Seaton and Lyme Regis. The picturesque fishing villages of Beer and Branscombe are also within easy reach.

The village itself benefits from a parish church and village hall, hosting a variety of community events, while the nearby village of Musbury provides a useful range of day to day amenities including a garage/petrol station with shop and post office, primary school, village hall and the well-regarded The Hind public house. The village of Kilmington (approximately 1 mile) offers further facilities, including the popular Millers Farm Shop, together with public houses, a village hall and primary school.

The market towns of Honiton and Axminster lie to the north west and north east respectively, both offering an excellent range of shops, schools and amenities, along with railway stations providing regular services to London Waterloo. Exeter Airport is approximately 22 miles, and access to the M5 motorway is within 20 miles.

DESCRIPTION

This charming Grade II Listed 18th century cottage offers a wealth of character, being partially thatched and retaining a number of original features throughout.

An entrance porch opens into a cosy sitting room, rich in character with exposed timbers and a fireplace fitted with a log burner, complemented by a further exposed beam over.

Beyond, a generous hallway provides a versatile additional space, ideal for use as a study or seating area, and benefits from large glazed doors overlooking the garden. This in turn leads to a second reception room, which could equally serve as a fourth bedroom, with an adjoining shower room, offering excellent flexibility for multi-generational living or those working from home.

Also accessed from the sitting room is a useful boot room, providing practical storage and leading through to the kitchen. The kitchen is comprehensively fitted with a range of base and wall units, complemented by exposed wooden beams and a traditional range cooker, with ample space for a dining table, creating a sociable heart to the home.

A staircase rises from the kitchen to a well proportioned bedroom with built-in wardrobes and an en suite shower room, forming an ideal guest suite or secondary bedroom.

A further staircase leading from the sitting room leads to the principal bedroom, which is rich in character features. This part of the house also includes a further bathroom and a third bedroom or study, which could be arranged as a self-contained suite, with the third bedroom serving as a walk-in wardrobe if desired.





OUTSIDE

The property is approached via a five bar gate to the driveway providing parking for several vehicles and features a double timber garage which has a mezzanine floor and inspection pit for those vehicle enthusiasts.

Beyond the driveway the south facing garden has a pleasant patio seating area and is predominantly laid to lawn with a pond, with well established trees and bushes.

A gravel footpath continues around the property to a second lawned garden area, where a useful store/workshop is located below the studio accommodation. Adjacent to the workshop is an open timber framed lincay storage shed.

GUEST STUDIO

The first floor of the store/workshop has been thoughtfully converted to provide a self contained studio accommodation, ideal for guests or ancillary use. The space incorporates a shower room, kitchenette and an open plan living and sleeping area with room for a double bed.

SERVICES

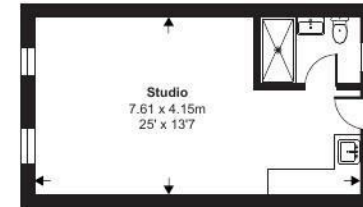
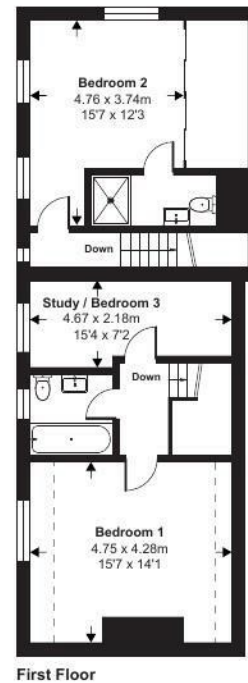
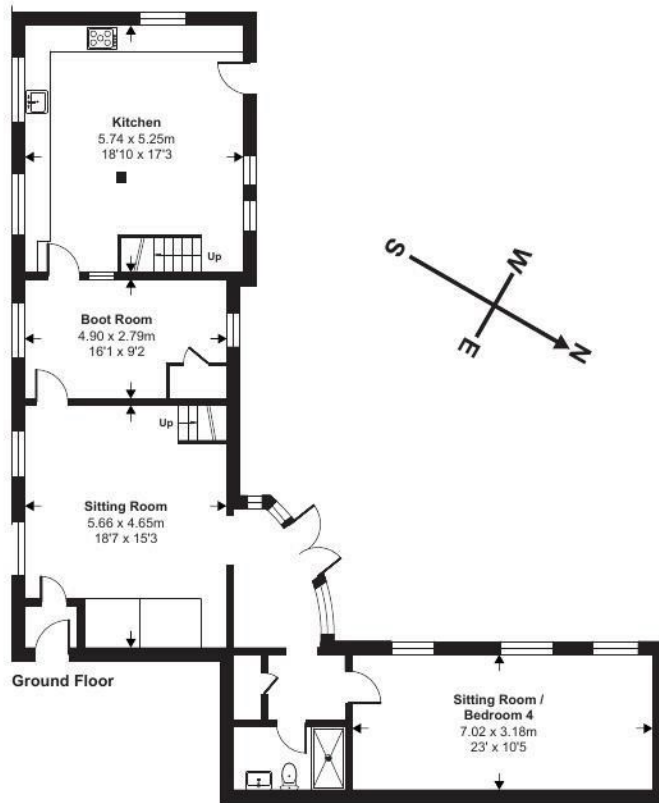
Mains electricity, water and drainage. Oil fired central heating. Wood burner. Calor gas (bottles) for the hob. The ridge on the thatch was replaced in 2025.

Standard and Ultrafast broadband available up to 1800 Mbps. Good outdoor signal with all major networks (Ofcom, 2026).

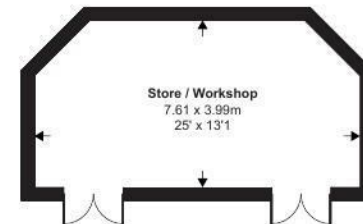


Approximate Area = 1874 sq ft / 174.1 sq m
 Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Outbuildings = 1170 sq ft / 108.7 sq m
 Total = 3087 sq ft / 286.7 sq m

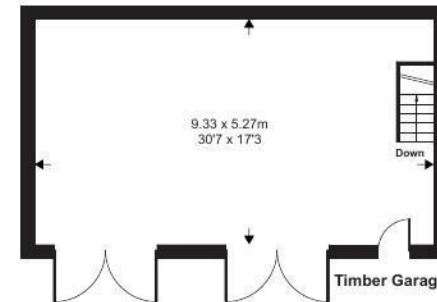
For identification only - Not to scale



Workshop First Floor



Workshop Ground Floor



Timber Garage

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Stags. REF: 1436387



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



