



The Old Smithy Ham Road



# The Old Smithy Ham Road

Ham, Axminster, EX13 7HL

What3Words: ///into.benched.crispier

A spacious stone built three bedroom detached house enjoying far reaching countryside views, within the East Devon National Landscape

- Spacious accommodation
- Three bedrooms
- Three reception rooms
- Kitchen with traditional Rayburn
- Utility room and cloakroom
- Double garage with power and light
- Far-reaching countryside views
- Garden
- Freehold
- Council Tax Band E

£395,000

**SITUATION:** The Old Smithy occupies an attractive rural position within the hamlet of Ham, set amidst the East Devon National Landscape. The market town of Axminster lies approximately 5 miles away and offers a range of everyday amenities together with a mainline railway station to Exeter and London Waterloo. The highly regarded Colyton Grammar School is situated within approximately 9 miles.

The surrounding area is renowned for its rolling countryside, walking routes and convenient access to the Jurassic Coast.

**DESCRIPTION:** The Old Smithy is a charming stone built detached house, which requires modernisation throughout, enjoying spacious and versatile accommodation together with far reaching countryside views. The ground floor includes a generous entrance hall, triple aspect sitting room with stone fireplace and doors opening onto the garden, snug/dining room, study, kitchen with Rayburn, utility room and cloakroom. On the first floor are two double bedrooms, a single bedroom and a family bathroom. Bedroom one enjoys particularly attractive rural views.

**OUTSIDE:** The property benefits from a fully enclosed rear garden with areas of lawn, paved walkways and established trees and shrubs, all enjoying views across the surrounding countryside. A detached double garage provides power and lighting.

**SERVICES:** Mains water and electricity are connected. Oil-fired heating. Private drainage via a new treatment plant. Standard and Ultrafast broadband available. Good outdoor signal with all major networks (Ofcom, 2026).





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>			
(21-38) <b>F</b>		36	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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