



Symonds
& Sampson

Bramblings

Smallridge, Axminster, Devon

Bramblings

Smallridge
Axminster
Devon EX13 7JL

Rural bungalow in outstanding village position with glorious country views, double garage and established gardens of 0.5 acre (0.2 ha).



- Glorious rural setting
 - Private position
- South facing with extensive views
 - Oil fired central heating
 - Double glazing
 - 3/4 bedrooms
- Bathroom and shower room

Guide Price **£625,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Bramblings is a delightful single storey dwelling which dates from the 1960s and has been subsequently extended to provide spacious accommodation in excess of 1,750 sq ft, including the double garage. The majority of the principal rooms enjoy views in a mainly southerly and westerly direction over the beautiful undulating countryside surrounding the property. Despite the rural location, the village centre of Smallridge is less than a quarter of a mile away which means that you can enjoy the best of both worlds. Overall, Bramblings provides comfortable and flexible accommodation, well worthy of inspection.

ACCOMMODATION

To the north side of the bungalow is the main entrance which leads into an L-shaped hallway which you will find two storage cupboards and access to the loft space. The loft has been boarded and is accessible via a pull down ladder. A dormer window provides plenty of natural light. On the left of the entrance is the main reception room with open fire and patio doors which lead out to the terrace. There are two double bedrooms located off the inner hallway, along with the shower room. These rooms form part of the extension and could offer an excellent living space for a relative. There are two further double bedrooms and a smart family bathroom within the original bungalow design. To the westerly elevation is the 23ft kitchen/dining room, fitted with a wide range of units, ample space for a good size dining table and an adjoining double glazed conservatory which provides a sheltered space to enjoy the views and gardens. The double garage has integral access from conservatory.

OUTSIDE

The property stands in a lovely garden in the region of 0.5 acre (0.2 ha) from which there are exceptional views over the adjoining rolling

farmland. There is a large sweeping area of lawn with mature fruit trees and shrubs as well as a productive vegetable garden. Flanking the property is a long paved patio, with a pond and rockery. From the lane side the driveway drops down to the front elevation and the double garage. There is a second gated driveway providing additional parking. The original timber garage has been repurposed as a garden store.

SITUATION

Bramblings is positioned on the southern outskirts of the village of Smallridge along a no through lane. The surrounding area is renowned for its rural activities with an abundance of footpaths and bridleways, and forms part of the National Landscape (formerly known as an Area of Outstanding Natural Beauty). The villages of Smallridge and All Saints seamlessly link into one, where you will find a public inn, primary school and active village hall. The market town of Axminster (2 miles) offers a good range of day to day amenities and services along with independent and national retailers. The town is synonymous for its world famous Axminster Carpets, first produced in 1755. There is also a very well supported market each Thursday where you will find a great selection of fresh produce, crafts and day to day essentials.

The Jurassic coastline of Lyme Regis (6 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour, popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Hugh Fernley-Whittingstall's River Cottage Cafe can be found in the nearby Trinity Hill area above Lyme

Regis. The larger centres of Taunton and Exeter (with its regional airport) are within easy reach. There are good transport connections locally including a mainline railway station at Axminster and good road connections both East and West with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, international airport and access to the M5.

DIRECTIONS

What3Words
///chilling.alerting.blemishes

SERVICES

Main electricity and water. Private drainage. Oil central heating. Ultrafast broadband and mobile network coverage are available. Refer to Ofcom's website for details.

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band F

MATERIAL INFORMATION

The area around the property is at very low risk from flooding from rivers and seas, and surface water. We have been advised by the seller that the current septic tank is functional but is unlikely to comply with the recent changes in private drainage regulations.



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Approximate Area = 1361 sq ft / 126.4 sq m

Garage = 391 sq ft / 36.3 sq m

Total = 1752 sq ft / 162.7 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	49
England & Wales	
EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1442314



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01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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