STAGS



Chandlers Hall

Chandlers Hall, Shute, Axminster, Devon, EX13 7QJ







Colyton Grammar School 3.9 miles
Axminster Station 4.7 miles

Semi detached country cottage with large gardens of 0.44 acres

- Country cottage
- 3 bedrooms
- Planning for Extension
- Recently refurbiushed
- Driveway parking
- Workshop and BBQ hut
- PP for garage with loft
- 0.44 acre grounds
- Freehold
- Council tax D

Offers In Excess Of £400,000

SITUATION

Chandlers Hall enjoys a delightful rural setting within the sought-after East Devon National Landscape, positioned between the market towns of Honiton and Axminster and within easy reach of the Jurassic Coast. Occupying an elevated position at the end of a private lane, the property enjoys far-reaching views across rolling countryside, with nearby villages and market towns providing a range of day-to-day amenities and excellent transport connections.

DESCRIPTION

A charming period semi-detached cottage which has been significantly improved and sympathetically refurbished by the current owners since their purchase. Extensive works have included replacement windows, rewiring and replumbing, together with a thoughtful reconfiguration of the accommodation to create a superb kitchen/dining room.

The character of the property has been further enhanced through the opening up of the original fireplace, now housing a wood burning stove with back boiler supplying hot water. Particular attention has been given to retaining the property's period charm, with the attractive stone elevations to the front of the cottage exposed and carefully repointed. The result is a beautifully presented home combining character features with modern comforts.

GROUNDS

The property is approached via a private lane and benefits from generous gardens extending to approximately 0.44 acres. The grounds enjoy a delightful combination of lawned areas, mature planting, orchard and productive vegetable areas, landscaped and terraces to combine flat areas and the slope enjoying outstanding countryside views across the surrounding landscape. Driveway parking with the majority of the ground works prepared for the double garage and workshop.

Above the house is a large timber workshop with adjoining store, as well as a large BBQ hut/cabin.

PLANNING CONSENT - 21/0024/FUL

Planning permission was granted 2nd June 2021 for a substantial extension to the rear of the cottage, creating a principal bedroom suite above the kitchen together with a generous open plan dining/living room.

The approved plans also provide for a large double garage with workshop and storage areas.

A considerable amount of preparatory work has already been completed, including extensive groundworks and the demolition of the previous garage. Subject to purchasers satisfying themselves by their own enquiries, it is our opinion that a material commencement of the consent has been achieved within the required three-year implementation period.

Plans available from Stags or EDDC website.

SERVICES

Mains water and electricity. Private drainage, from package treatment plant shared with the neighbour. Wood burning stove with back boiler, as well as solar thermal on the roof providing hot water and heating. Broadband fixed wireless, mobile coverage good outside on all networks (Ofcom).

DIRECTIONS

What3words - ///streak.glare.neat
From Honiton proceed east on the A35 towards Axminster. Near Wilmington, turn right signposted to Umborne and follow the lane towards Colhayne. Just before the railway bridge, a private track on the left leads up to the property.



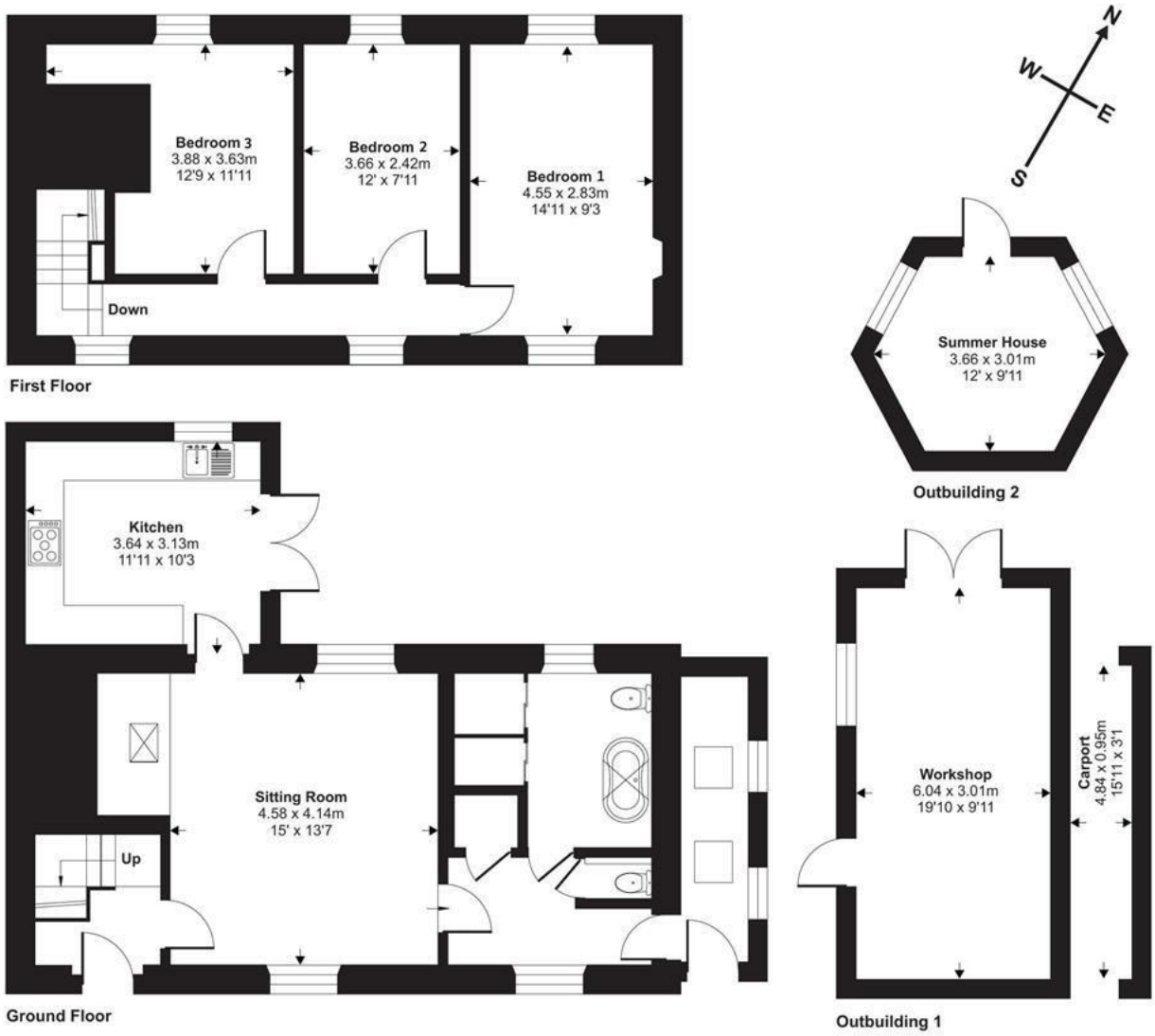






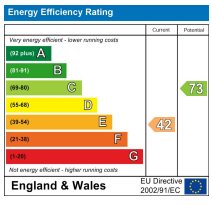


Approximate Area = 1071 sq ft / 99.4 sq m (excludes carport)
Outbuilding = 287 sq ft / 26.6 sq m
Total = 1358 sq ft / 126 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1529344

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.



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