

STAGS

Hilltop

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All Saints, Axminster, Devon, EX13 7LY

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Edge of village character cottage with lovely south facing gardens, backing onto open fields, and a fantastic office/ studio building.

- Character cottage
- Two double bedrooms
- Countryside views
- Insulated cedarwood studio / office
- Freehold
- South facing
- Multi-fuel burner
- Cottage gardens
- Productive veg patch
- Council tax band B

Offers In Excess Of £325,000

Set on the edge of All Saints and Smallridge, Hilltop occupies an elevated position enjoying southerly views across open countryside. The village lies on the fringes of the Blackdown Hills National Landscape and offers a popular primary school, village hall and the Ridgeway Inn. The market town of Axminster is to the south with a mainline railway station to Exeter and London, whilst the Jurassic Coast at Lyme Regis is within easy reach.

A delightful stone cottage beneath a slate roof, centred around an open plan living space. The sitting room features a Morso wood burner set within a stone and brick fireplace, slate tiled flooring and double doors opening onto the south facing garden. The kitchen is fitted with a range of units and a gas cooker.
On the first floor are two well proportioned bedrooms with semi vaulted ceilings and a family bathroom.

A parking area lies off the road with a timber gate leading into the garden, with the potential to extend, if necessary. The cottage garden is well stocked and backs onto open fields, with areas of lawn, established planting and a productive vegetable garden including raspberries. A covenant restricts building on part.

At the far end is a purpose built insulated, cedarwood studio built in 2011, comprising two light rooms ideal for home working or ancillary accommodation. Two timber sheds provide further storage.

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SERVICES Mains water (metered) and electricity. Mains gas fired central heating. Private drainage (Septic tank installed 2014). Ultrafast broadband available (up to 1,800 Mbps). Mobile coverage likely outside via EE, Three and Vodafone (Ofcom).



















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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