



Honeysuckle Cottage



# Honeysuckle Cottage

Smallridge, Axminster, EX13 7JJ

What3Words: ///vans.canoe.salaried

A charming detached thatched cottage with four bedrooms, period features, and beautifully maintained gardens. Includes a garden studio with power, ideal for a home office, all set in a peaceful East Devon village.

- Detached 17th-century thatched cottage full of character
- Country-style kitchen
- Modern ground floor shower room
- Detached garden building with power
- Four bedrooms
- Inglenook fireplace
- Beautifully maintained gardens
- Peaceful village setting

## Guide Price £535,000

Honeysuckle Cottage enjoys a peaceful, slightly elevated position within the desirable East Devon village of Smallridge. Surrounded by rolling countryside and located within the Blackdown Hills Area of Outstanding Natural Beauty, the village sits just two miles north of Axminster, offering a balance of rural charm and easy access to local amenities.

The nearby market town of Axminster provides a range of services including supermarkets, shops, primary and secondary schools, and a mainline railway station with regular services to Exeter and London Waterloo. The coastline is also within easy reach, with the popular seaside towns of Seaton and Lyme Regis both around six miles away.

Believed to date from the 17th century, Honeysuckle Cottage is a detached thatched home of cob and stone construction, set beneath a double-hipped thatch, part renewed in 2017. This beautifully maintained property blends traditional character with modern comforts, featuring exposed beams, timber floors, and an impressive inglenook fireplace with bread oven. The accommodation is well laid out and filled with natural light, comprising two reception rooms, including a dual-aspect dining room with countryside views, and a sitting room with a feature fireplace and stairs to the first floor. The country-style kitchen is fitted with a five-burner Rangemaster cooker, butler sink, and space for appliances, leading to a modern ground floor shower room. Upstairs are four bedrooms, all with individual charm, including a principal room with exposed beams and two others enjoying views over the garden and surrounding village. A family bathroom with a bath and shower over completes the interior. A detached garden pod with power and lighting sits to the rear, offering excellent space for guests, home working or hobbies.

The garden is a standout feature of Honeysuckle Cottage, offering a peaceful and private setting with a strong connection to the surrounding landscape. A spacious decked terrace sits directly behind the house, ideal for outdoor dining and entertaining. From here, steps lead up to a well-maintained lawn, enclosed by mature hedging to provide seclusion without losing the open feel. Nestled at the rear of the garden is a detached garden pod, fitted with power and lighting, a versatile space well suited for a home office, creative studio or occasional guest accommodation.

The property is connected to mains electricity, gas and water, with private drainage. Superfast broadband is available in the area. An electric vehicle charging point is also installed.

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Approximate Area = 1375 sq ft / 127.7 sq m  
 Limited Use Area(s) = 14 sq ft / 1.3 sq m  
 Outbuilding = 121 sq ft / 11.2 sq m  
 Total = 1510 sq ft / 140.2 sq m  
 For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1362659



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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