

Symonds  
& Sampson



# Orchard Cottage

Higher Watchcombe Farm, Shute, Axminster, Devon

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Higher Watchcombe Farm  
Shute  
Axminster  
Devon EX13 7QN

An attractive three bedroom detached stone barn conversion, forming part of a farmhouse style complex set in mature established gardens of 0.45 Acre providing far reaching views over open countryside.



- Attractive three bedroom stone barn conversion
  - Total site of around 0.45 acre
- Reception room with woodburning stove
- Numerous patio doors providing rural views
  - Oil fired central heating & en suite
- Detached outbuilding and off road parking.

Guide Price **£425,000**

Freehold

Axminster Sales  
01297 33122

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## THE PROPERTY

Orchard cottage has been created from the conversion of a former stone barn set amongst similar conversions of a once working farm. The true benefits of this property are enjoyed from the established gardens which have been extensively landscaped offering a wealth of mature plants and shrubs. There are various areas to appreciate the rural views.

Within the grounds is a gravel driveway providing off-road parking leading to a detached outbuilding suitable for possible garage subject of course to any necessary consents.

## ACCOMMODATION

The accommodation provides a sizable kitchen diner and an impressive reception room with woodburning stove, both enjoying French patio doors onto a timber decked terrace which enjoys spectacular views over the gardens and rural views beyond. On the first floor are three bedrooms with the principal enjoying an ensuite facility. There is also a contemporary bathroom which has recently been installed and nearing completion. Other benefits include an oil fired central heating system and a ground floor cloakroom.

## SITUATION

The small rural hamlet of Watchcombe is set in a tranquil area of East Devon, within an Area of Outstanding Natural Beauty with far reaching views over the stunning countryside. The traditional market towns of Axminster and Honiton (both 6 miles) offer all the facilities one would expect, including supermarkets, independent shops, as well as recreational facilities including a sports centre and

swimming pool. Both towns are located on the London Waterloo mainline railway. The small town of Colyton has a range of local amenities as well as the renowned Colyton Grammar School. To the south the Jurassic Coast World Heritage site features the popular resort of Lyme Regis with its famous Cobb and sandy beach, as well as the nearby coastal villages of Branscombe and Beer.

## OUTSIDE

The property is approached over an initial shared gravel driveway leading to the parking area. Gravelled section provides off-road parking for a number of cars also granting access to the outbuilding. This is a detached building with potential to create a garage subject of course to any necessary consents. Post and rail fencing with gates lead to the gardens. These are a particular feature with the total site extending to approximately 0.45 of an acre with the majority laid to lawn incorporating a wealth of mature plants and shrubs. There is also a summer house and greenhouse. The majority of the gardens enjoy views towards open countryside with a raised timber balcony to capitalise on the views.

## SERVICES

Mains electric & water. Shared private drainage. Oil fired central heating.

Broadband: Standard broadband available

Mobile Coverage: Likely indoors & outdoors.

Source- Ofcom.org

## LOCAL AUTHORITY

East Devon Council, Tel : 01404 515616

Council Tax Band D

## DIRECTIONS

What3words: ///camped.relegate.harmless

Turn left at Home Farm B & B, follow this road 'New Road'. At the junction turn left, follow the road up the hill and then it will flatten out. As you come into the tree's the road will go round to the right. Go left here, follow this road and the property will be on your left hand.

## MATERIAL INFORMATION

- 1.) The current private drainage system is shared and therefore may not comply to current building regs, purchasers must make their own investigations.
- 2.) The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk
- 3.) We have been made aware that the property has suffered water ingress in January 2025 and January 2026, due to water run off from the driveway. Neither were deemed sufficient to require an insurance claim.



# Higher Watchcombe Farm, Axminster

Approximate Area = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
100-90% A	100-90% A
89-80% B	89-80% B
79-65% C	79-65% C
64-50% D	64-50% D
49-35% E	49-35% E
34-20% F	34-20% F
19-5% G	19-5% G
0-18% H	0-18% H

England & Wales



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1309486



Axm/JP/23.6.25



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