

Symonds
& Sampson



Marabe

Castle Cross, Hawkchurch, Axminster, Devon

Marabe

Castle Cross
Hawkchurch
Axminster
Devon EX13 5UA

A well proportioned three bedroom semi detached house now in need of some general improvement occupying good size grounds providing ample parking and rural views.



- Three bedroom semidetached house
 - Gravel driveway and garage
- In need of some general improvement and updating
- Potential for possible enlargement, subject to any necessary consents
- Oil central heating system and partial double glazing
- Adjoins open countryside and provides rural views

Guide Price **£325,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Marabe comprises a three bedroom semi-detached house which has been in the same family ownership for nearly 60 years, built with rendered elevations under a slate roof. Although it enjoys an oil fired central heating system and partial double glazing some general improvement and updating may now be appropriate. There are two principal reception rooms, one of which enjoys an inglenook-style fireplace alongside a UPVC double glazed conservatory with the further potential of enlargement subject to any necessary consents. On the first floor are three double bedrooms, all of which enjoy rural views over open countryside.

A particular feature is the site and situ occupying a level site providing ample parking and various outbuildings all of which adjoin countryside.

SITUATION

The property is nestled in a delightful semi-rural setting with views over the surrounding countryside, close to the Devon/Dorset border on the southern outskirts of this popular village. Hawkchurch has an active community with many societies, primary school, village inn, holiday resort and spa, 12th century church and recently expanded community shop.

The Jurassic Coast World Heritage site and famed resort of Lyme Regis are about 6 miles away. This popular resort with its famous Cobb and sandy beach, provides a range of independent shops and restaurants.

The market town of Axminster (4 miles) offers all the facilities one would expect from a small market town including supermarkets, doctor's surgery and recreational facilities including a sports centre and swimming pool. A main line station providing access to London Waterloo and the home of River Cottage HQ situated in the nearby Trinity Hill area. Despite its tranquil setting this property is well placed with excellent transport connections both east and west with the A30/A303 and the A35 coast roads. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, national league sports clubs, international airport and access to the M5.

OUTSIDE

The property is approached by a gravel driveway providing ample parking leading to the detached garage. The majority of the grounds lie to the side of the property with an area of lawn and various gravel terraced areas incorporating numerous outbuildings whilst backing onto open countryside.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.
Tel : 01404 515616 Council Tax Band C

SERVICES

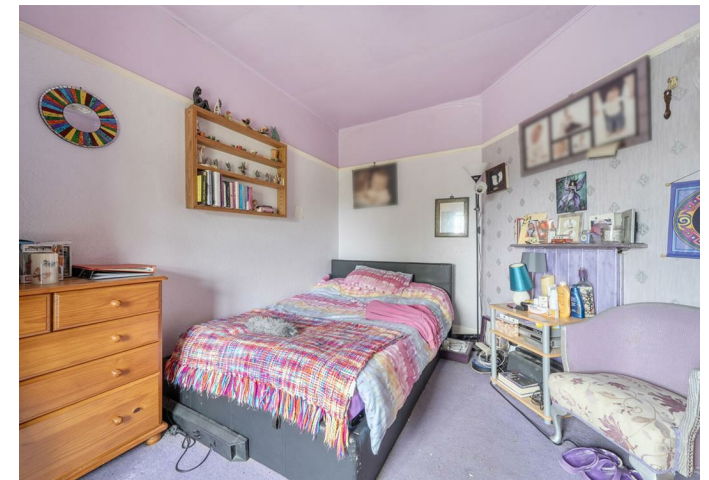
Mains Electric & Water

Private drainage

Superfast broadband and mobile network coverage are available in the area. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk
Our client is unsure that the current private drainage system complies with BSEN12566-3.



Marabe, Hawkchurch, Axminster

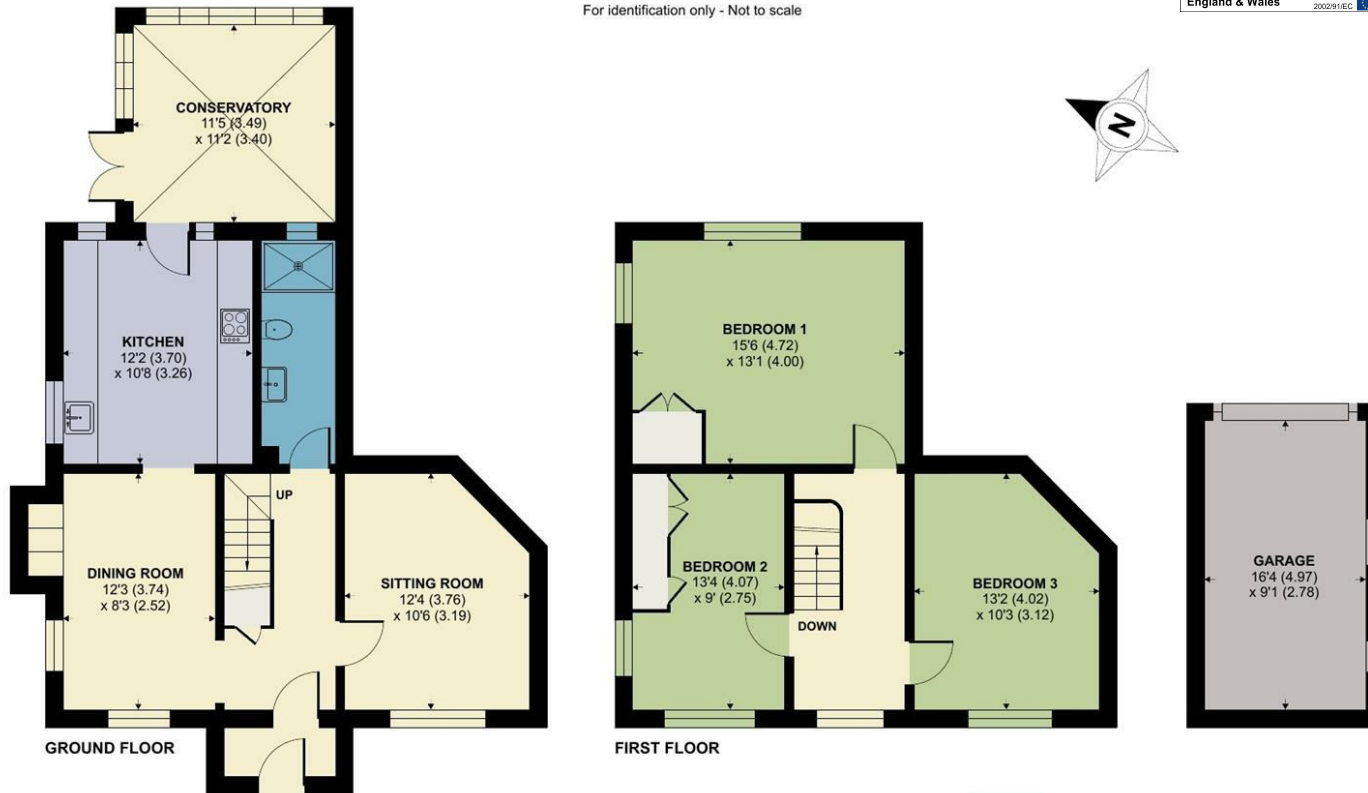
Approximate Area = 1230 sq ft / 114.3 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1379 sq ft / 128.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Total energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
39-44 G		
35-38		
Below 35 Not energy efficient - higher running costs		
England & Wales	65	39
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: 1441210



Axm/Jp/29.4.26



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