



Brookview



Brookview

Shute, Axminster, EX13 7QQ

What3Words: ///contained.thinking.defeated

A beautifully presented four-bedroom cottage with far-reaching countryside views, benefitting from paddock and large, outbuilding and generous parking.

- Countryside Views
- Four Bedrooms
- Driveway Parking
- Wood Burner
- Freehold
- Balcony
- Downstairs Shower Room
- Paddock
- Flexible Accommodation
- Council Tax Band C

Guide Price £525,000

SITUATION

Brookview nestles on the slopes of the Umborne Valley, which in turn is located in the East Devon National Landscape amongst some of the county's most picturesque countryside. The property enjoys far reaching views and beautiful walks emanate virtually from one's doorstep over the fields and along the Umborne Brook which meanders through the foot of the valley. Although semirural, the property is readily accessible being within a short distance of the A35 and only three miles from the popular town of Colyton.

DESCRIPTION

Brookview is an attractive four-bedroom semi-detached barn conversion, originally part of the outbuildings to Colhayne Farm and converted in the latter part of the twentieth century. Of traditional construction with stone and rendered elevations beneath a tiled roof, the property enjoys far-reaching countryside views. The current owner has undertaken a series of improvements, creating well-presented and functional accommodation throughout. The accommodation centres around a generous kitchen/dining/living space fitted with a range of units and integrated appliances, providing a sociable main living area. The room retains character features including exposed stonework, ceiling beams and a wood-burning stove. Stairs rise to three well-proportioned bedrooms and a family bathroom, while the ground floor also benefits from a utility room and separate shower room. An additional area of ancillary accommodation offers flexibility, with a sitting room featuring sliding doors onto the patio. A separate staircase leads to the fourth bedroom, which includes a built-in cupboard and access to a balcony with views.

OUTSIDE

Brookview benefits from a right of way over the neighbouring property leading to a hardstanding area providing parking for several vehicles. A bank rises to the east, and a notable feature is the orchard paddock on the opposite side of the lane, extending to approximately 0.5 acres. This is planted with a range of fruit trees and includes a decked terrace positioned to take in views over the Umborne Brook and the afternoon and evening sun.

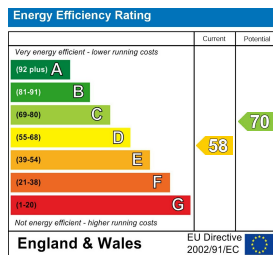
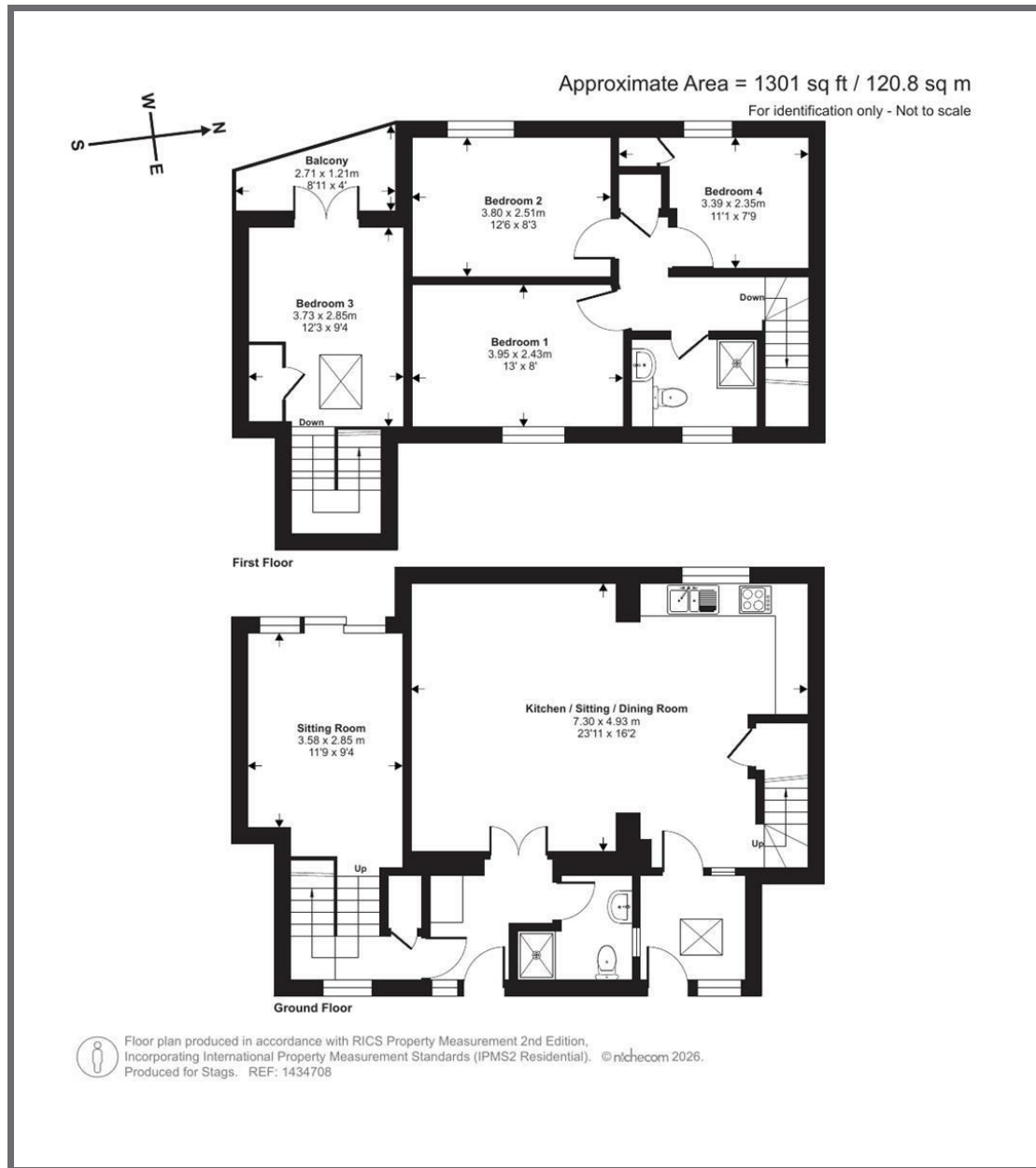
SERVICES

Mains electricity. Private drainage & water (both shared). Electric night storage heating. 5.22 kw solar PV system with Solax hybrid inverter and option for a 4.8kw battery. Wood burner. Good outdoor mobile signal with all major networks. Standard broadband available. (Ofcom, 2026)





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