Farnham Cottage

STAGS

Farnham Cottage

, Axminster, EX13 5RZ

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Beautifully refurbished 17th century stone cottage in over 3/4 acre with triple garage, workshop and rural position.

- Detached stone and thatch character cottage
- Sympathetically refurbished
- Study and four bedrooms
- Triple garage with loft
- Freehold
- Dating from 17th Century, but not listed
- Devon/Dorset border
- Gardens and grounds with trees
- Timber workshop
- Council tax band E

Guide Price £660,000

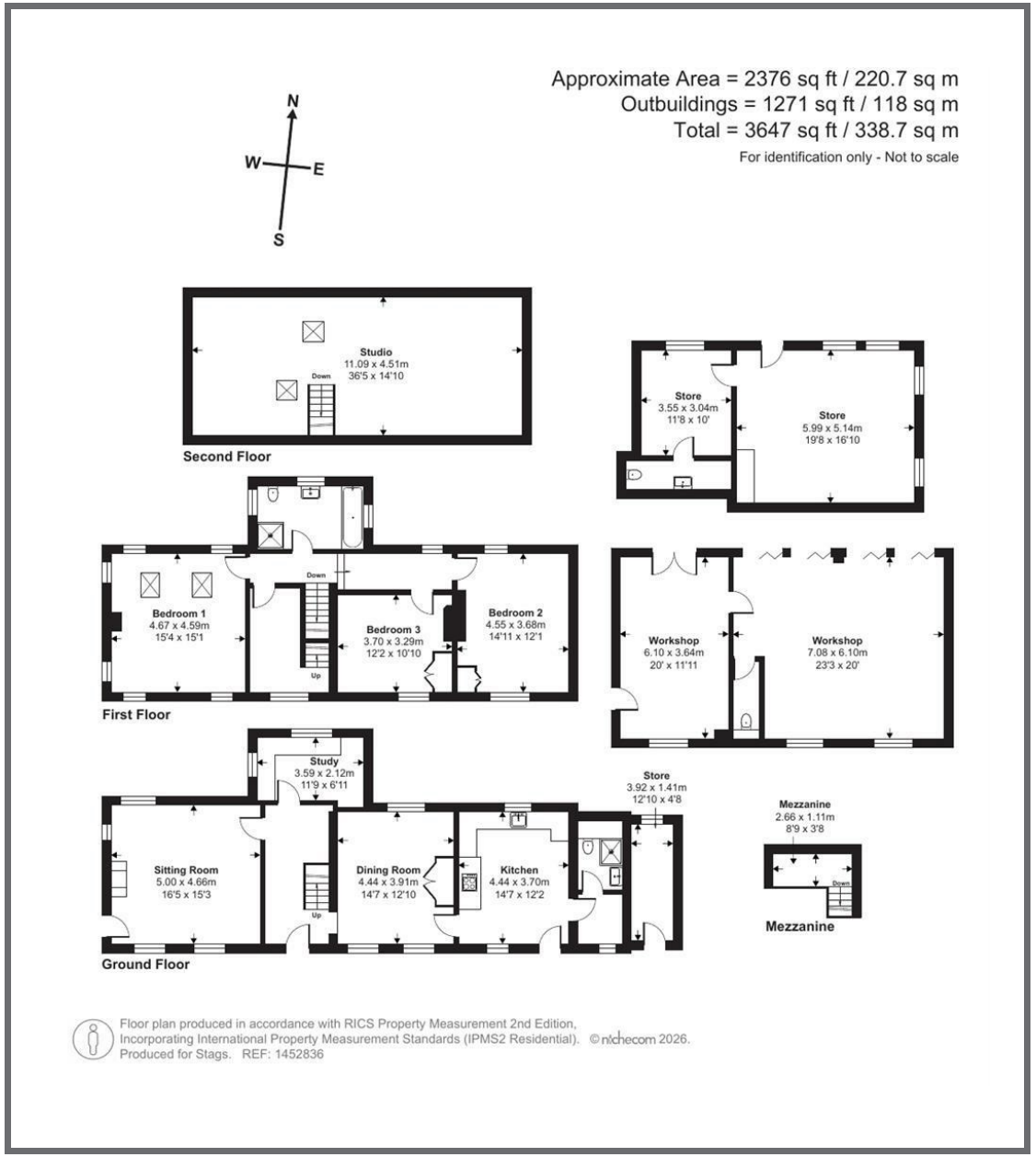
Occupying a pleasant rural position backing onto open farmland, close to the Devon and Dorset border, Axminster, with its mainline railway station, is only a short drive away. The Jurassic Coast at Lyme Regis and Seaton is within easy reach, as is excellent local schooling, including Colyton Grammar School.

Reputed to date from the 17th century, but not listed, this attractive detached stone cottage, part thatched and part clay tiled, has been refurbished throughout and now provides well balanced accommodation combining period character with comfortable modern living. Features include exposed beams, timber floors, double glazed timber windows and generous room proportions.

The grounds extend to approximately 0.78 of an acre and comprise pretty cottage gardens bordered by mature hedging and trees, enjoying a rural outlook. Parking is available to both the front of the cottage and near the triple garage, which has windows and a large loft or studio space. In addition, there is a timber workshop. Beyond this lies a particularly attractive natural area, creating a peaceful backdrop and a haven for wildlife.

SERVICES Mains electricity and water. Septic tank drainage (not tested). Oil fired central heating plus woodburner. Standard broadband up to 10 Mbps. Mobile coverage reported as good outdoors with EE, Vodafone, O2 and Three (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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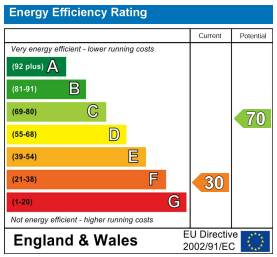

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