



Lattenbells Stepps Lane

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Axmouth, Seaton, Devon, EX12 4AR

What3words ///obviously.desks.yacht.

A charming Grade II Listed thatched cottage in the heart of a picturesque village.

- Wealth of characterful features
- Exceptionally presented
- Three bedrooms
- Beautiful cottage gardens
- Off-street parking
- Stunning countryside views
- Accessible to major transport links
- Nearby shops, pubs and schools
- Freehold
- Council Tax Band E

Guide Price £590,000

SITUATION: Axmouth is a picturesque village set within the East Devon National Landscape, close to the Jurassic Coast. The village offers a selection of historic buildings, two pubs, a 12th century church and a yacht club.

Seaton, with its mile-long beach and range of shops, services and leisure facilities, lies just one mile away. Nearby Lyme Regis is a popular coastal town, renowned for its historic harbour, the Cobb and excellent beaches, along with a good choice of independent shops, restaurants and hotels.

Axminster provides a mainline rail service to London Waterloo, while Honiton offers access to the A30 and Exeter beyond. The area is well served by a range of respected state and independent schools, including Colyton Grammar School.

DESCRIPTION: A charming Grade II Listed thatched cottage, understood to date from the 18th century, enjoying a central village position with views over surrounding countryside. The property retains a wealth of period features, including exposed beams, fireplaces and deep window sills, complemented by light and well presented accommodation.

The ground floor includes a reception/dining hall, sitting room with wood burning stove and a cottage style kitchen/breakfast room. A conservatory provides an additional reception space overlooking the garden, with access to a WC and outside. On the first floor are three well proportioned bedrooms, the principal benefitting from built-in storage, together with a family bathroom.

OUTSIDE: The property is approached via Stepps Lane, with off-road parking for two vehicles. The enclosed gardens are attractively landscaped in a cottage style, with meandering paths, areas of lawn, mature planting and a pergola covered seating area, all enjoying views towards the Axe Valley.

SERVICES: Mains water, electricity and drainage. LPG central heating. Standard and Superfast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02. (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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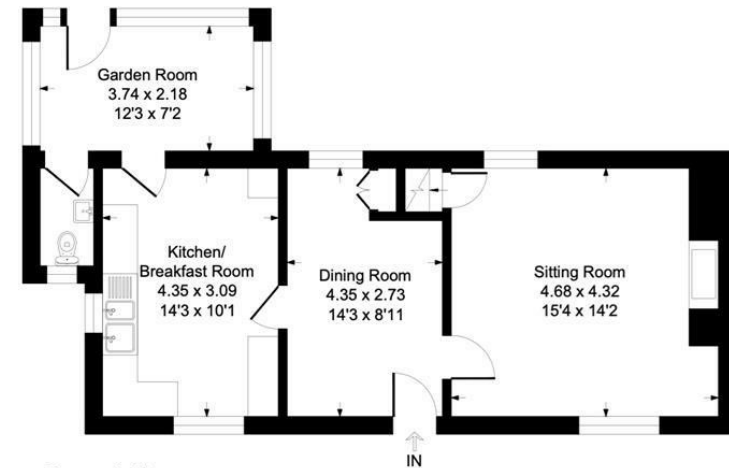
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Approximate Gross Internal Floor Area = 105.3 sq m / 1134 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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