

An aerial photograph of a large rural estate. In the center, a large white house with a grey roof and solar panels is surrounded by a well-manicured lawn and trees. To the right of the house is a large, dark wooden barn. The estate is surrounded by extensive green fields, some of which are enclosed by white fences. In the foreground, a large green field is visible, with a few cows grazing. To the left, a smaller, fenced-in area appears to be a riding arena or paddock. The background features rolling hills and a dense forest of trees with autumn foliage. The sky is blue with some light clouds.

Symonds
& Sampson

Newhaven
Chardstock, Axminster, Devon

Newhaven

Chardstock

Axminster

Devon EX13 7DA

A well-presented 4 bedroom country home with annexe set on the edge of a popular Devon village, with glorious views over beautiful countryside. Excellent equestrian facilities including an outdoor arena, stabling and with good outriding. Versatile barn, outbuildings and pretty pastureland. In all 5.61 acres (2.27 ha).



5



3



3



5.61 acres

- Well-presented 4 bedroom country home set in 5.61 acres on the Devon/Dorset/Somerset border
- Edge of village setting, no immediate neighbours and glorious views
- Spacious 20 foot kitchen with room to dine and relax
 - No Onward Chain
- The Cabin one bedroom annexe set in mature gardens
 - Ideal equine property or smallholding
- General purpose barn, stabling and outdoor arena
 - Available as a whole or in up to two lots

Freehold

For sale by Private Treaty

Lot 1 - Bungalow, outbuildings and 1.06 acres

Lot 2 - 4.55 acres and outdoor arena

Axminster Agricultural

01297 33122

axminster@symondsandsampson.co.uk



LOT ONE - BUNGALOW, OUTBUILDINGS AND 1.06 ACRES

Newhaven has been transformed into a generous, beautifully presented home designed for modern living during our clients' ownership. The property has been the subject of an ongoing program of refurbishment with the installation of solar panels which provide an attractive income and the flat roof has been recently replaced with a 15 year guarantee. Inside the wood flooring in the hallway continues into the kitchen and dining room, whilst the bay windows, the roof lantern in the kitchen and the balcony window in the master bedroom fill the house with an abundance of natural light. The renovated bathrooms are well appointed. At the heart of the home is the spacious contemporary kitchen/breakfast room with an island, providing space for dining or relaxing, with a double-sided woodburner, which also heats the adjacent sitting room. All the main reception rooms feature bay windows overlooking the sunny terrace and making the most of the views overlooking the property's fields to the rolling landscape beyond. There are two double bedrooms and a family bathroom downstairs. Upstairs the flexible accommodation consists of two further double bedrooms, the larger has a walk-in wardrobe and an ensuite Jack and Jill shower room.

Please see floorplan for accommodation and measurements.

OUTSIDE

Set back from the lane, the property is accessible by two gates, with the drive forming a loop leading to the house and garage, as well as providing ample parking. The landscaped gardens, which are mainly laid to lawn, feature a range of mature ornamental trees and shrubs providing year round interest. The enclosed garden to the rear of the house provides a private setting, whilst the terrace which runs the full length of the property, overlooks the front garden and land beyond. There is a pathway that gives access to the yard.



THE CABIN

The versatile timber-clad cabin is tucked away to the side of the garage, it is currently used as an annexe to the house. Accessed by a large patio window opening onto a wooded deck, the accommodation consists of an open-plan living space with a woodburner and bedroom with en-suite shower room. Alternatively it could provide a home office, studio or for income generation.

OUTBUILDINGS

Located north of the garden, with separate vehicle access from the road is an adaptable range of buildings set in a large concrete/ hardcore yard:

1. Steel framed 4-bay timber clad General Purpose Barn (18.29m x 9.14m) with overhang and external automatic drinkers.
2. Timber & galvanised iron Log Store (3.66m x 2.87m)
3. Cedar Stable Block (9.4m x 3.66m) with two loose boxes (3.66m x 3.66m) and tack room (3.66m x 1.83)
4. Timber Stable (3.66m x 3.66m)
5. Timber framed & galvanised iron Hay Barn (3.66m x 7.18m)





LOT TWO - 4.55 ACRES & OUTDOOR ARENA

A pretty block of gently sloping permanent pastureland is mostly enclosed by mature hedges and divided in to well-fenced paddocks. All-weather Outdoor Arena (40m x 20m) in the field. The land will appeal to a range of lifestyle interests as an equestrian property or small holding. In all 5.61 acres (2.27 ha).

SITUATION

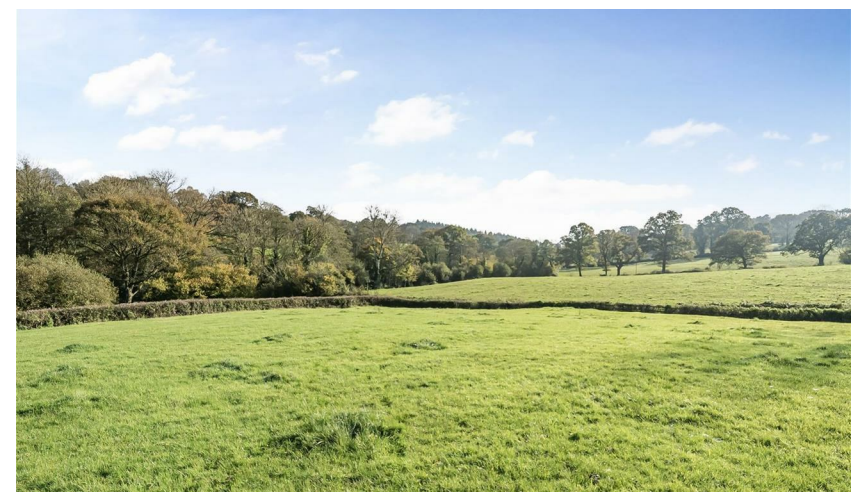
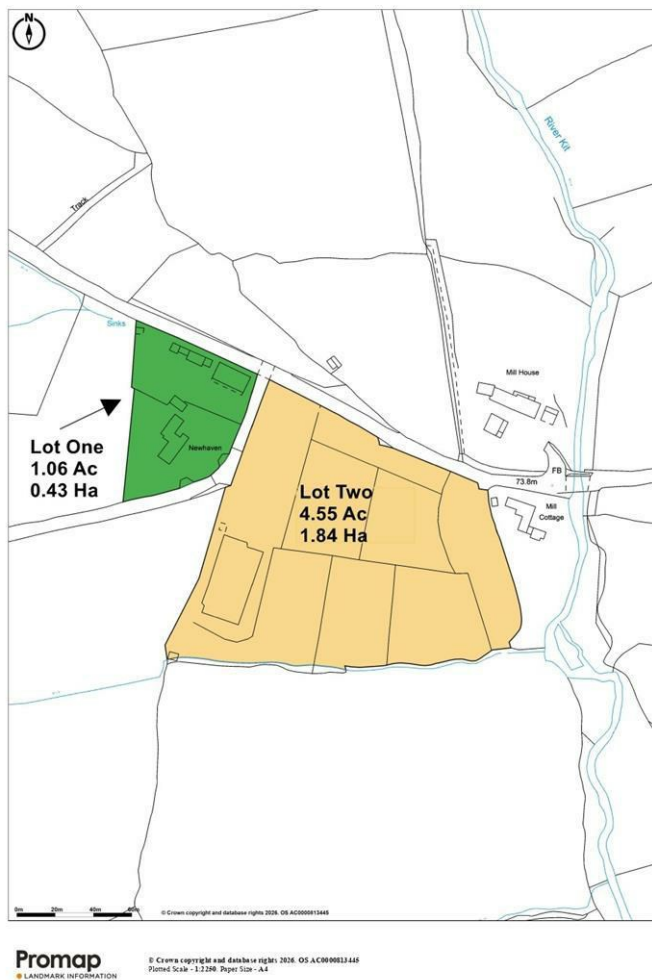
Newhaven is set in an elevated location, with no immediate neighbours, overlooking the pretty River Kit valley, on the fringes of the village of Chardstock. Surrounded by the

unspoilt, rolling countryside of the Blackdown Hills National Landscape (formerly an AONB) and close to the borders of Devon, Dorset and Somerset, the property has glorious views over its own land to the countryside beyond. Chardstock has a thriving community with a post office/community shop, village hall and church. Nearby, the bustling market town of Axminster offers good local facilities including supermarkets, cafes, a sports centre, swimming pool and mainline train station on the Exeter to London Waterloo line. Just 9 miles to the south, the countryside dramatically gives away to the Jurassic Coast World Heritage site and Lyme Regis with its famous Cobb and sandy beach, provides a range of independent shops

and restaurants, as well as offering excellent opportunities for walking, fishing and swimming. The Cathedral city of Exeter is easily accessible with its excellent shopping and leisure facilities, access to the M5 and Exeter International Airport.

SERVICES

Lot One: Mains electric and water. Private water. Private drainage (newly installed treatment plant). Solar photovoltaic panels with feed-in tariff. Broadband: Ultrafast fibre available. Mobile Network Coverage: Likely outside. Limited inside. Source - Ofcom.org.uk
Lot Two: private water supply from spring.



MATERIAL INFORMATION

1. Newhaven currently uses a private water supply.
2. Newhaven is situated in Flood Zone 1, an area with a low probability of flooding.
3. No public or third party rights of way affect the property.

EDUCATION

Primary and pre-school at Chardstock. State secondary school at Axminster and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill, Blundells, the Sherborne and Taunton Schools

LOCAL AUTHORITY

East Devon District Council, Tel: 01404 515616
Council Tax Band: F.

DIRECTIONS

What3Words [///query.goodness.lobster](https://www.what3words.com/#!/query/goodness.lobster)
From the village of Chardstock, pass over the River Kit bridge, continue up the hill. Take the first lane on the left and turn almost immediately right into Newhaven.

SPORTING

All rights are owned and included in the sale. Racing at Taunton or Exeter. Golf at Lyme Regis or Cricket St Thomas. Sailing on the coast at Lyme Regis or Seaton.

VIEWING

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122

Chardstock, Axminster

Approximate Area = 2319 sq ft / 215.4 sq m

Limited use Area(s) = 87 sq ft / 8.1 sq m

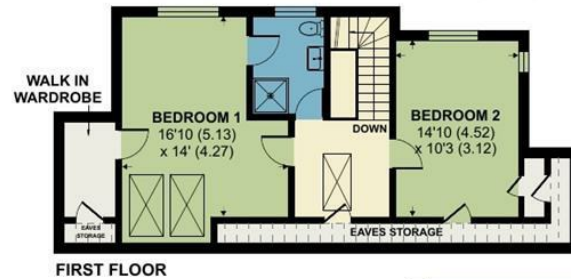
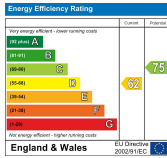
Cabin = 383 sq ft / 35.5 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 3081 sq ft / 286.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1208912



AxAg/ACG/Sep26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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