



Symonds
& Sampson

Nightlands

Membury, Axminster, Devon

Nightlands

Membury
Axminster
Devon EX13 7AQ

Secluded Grade II listed thatched cottage set in approximately 1.17 acres (0.47 ha) of gardens and grounds with outstanding countryside views and the benefit of no onward chain.



- Charming period property
 - Grade II Listed
 - Inglenook fireplace
 - Exposed beams
 - Three double bedrooms
 - Large kitchen/family room
 - Glorious rural position
- Gardens & grounds approximately 1.17 acres (0.47 ha)
 - Outstanding views
 - Oil fired central heating

Guide Price **£595,000**

Freehold

Axminster Sales
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THE PROPERTY

It would be hard to imagine a more charming and individual cottage than Nightlands. This unique Grade II Listed period residence occupies a superb rural setting, away from the hustle of everyday life where each morning you wake up to the East Devon countryside on your doorstep. The cottage is constructed of colour washed stone elevations and is believed to have origins dating back to the 17th Century, whilst the property was extended during the 1980's. During 2025, approximately two thirds of the thatched roof was replaced along with both ridges. The accommodation is split over three levels with the majority of the principal rooms enjoying a southerly aspect with views over the Yarty Valley. The cottage is welcomed to the market for the first time in 40 years and would benefit from some modernisation and improvement to the property and grounds.

ACCOMMODATION

From the parking area a pathway leads down to the entrance with a stable door leading to an entrance hallway. The mid-level consists of a good size double bedroom and bathroom. A few steps lead up to the upper level where you will find two further double bedrooms. On the lower level is a beautiful reception room with exposed beams and inglenook fireplace, while a sizeable kitchen/dining room with oil fired Rayburn is located at the opposite elevation. In-between these rooms is the seller's study and utility room with WC.

OUTSIDE

The property is approached off the Council lane over a short privately owned right of way over which the property has full

pedestrian and vehicular rights. Gated access to the driveway leads down to a dilapidated garage and parking area. There is a large area of mainly level lawn to the east bounded by tree lined Devon banks and established shrubs. The lawn sweeps around the cottage with pathway leading to the original front entrance with steps down to a large paved terrace which offers an ideal viewing platform for the surrounding countryside. Beyond the terrace, the land slopes down to the lane side. In all about 1.17 acres (0.47 ha).

SITUATION

Nightlands is located within the quiet hamlet of Hill Common, a small rural collection of properties located approximately 10 miles inland from the Jurassic coastline, situated on the edge of the Blackdown Hills, and Area of Outstanding Natural Beauty. Hill Common forms part of the parish of Membury with the main village just under one mile away. The immediate area is renowned for its footpaths and bridle ways. Axminster (4 miles) provides a good range of day to day amenities including shops, schools and cafes together with a mainline railway station on the London Waterloo line and a weekly local produce market in Trinity Square. Along with the market town of Honiton (10 miles) and Taunton (18 miles), the property is well placed for a wide variety of shopping, sporting and social activities. The heritage coast with resorts such as Lyme Regis and Seaton is some 6 miles distant from Axminster and the regional centre of Exeter is 25 miles to the west, with connections to the M5 motorway and regional airport.

SPORTING

Racing at Taunton or Exeter. Golf at Lyme Regis, Axe Cliff or Honiton. Sailing on the coast at Lyme Regis or Topsham. Leisure and sporting facilities in Axminster and Honiton.

EDUCATION

Primary schooling at Membury or Axminster. State secondary schools at Axminster, Woodroffe at Lyme Regis and the well regarded Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Perrot Hill at Crewkerne, Blundells at Tiverton and the Taunton & Exeter Schools.

DIRECTIONS

What3words

///originate.stands.reclaimed

SERVICES

Mains electric. Private water and drainage.

Ultrafast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon District Council

Tel : 01404 515616

Council Tax Band F

MATERIAL INFORMATION

The area surrounding the property is at a very low risk from flooding from rivers and seas, and surface water. A bore hole within the grounds of Nightlands provides water solely to this property. The lane leading down to the cottage allows a full right of access to Nightlands. Beyond the terrace, the land slopes down to the lane.



Nightlands, Membury, Axminster

Approximate Area = 1713 sq ft / 159.1 sq m

Limited Use Area(s) = 206 sq ft / 19.1 sq m

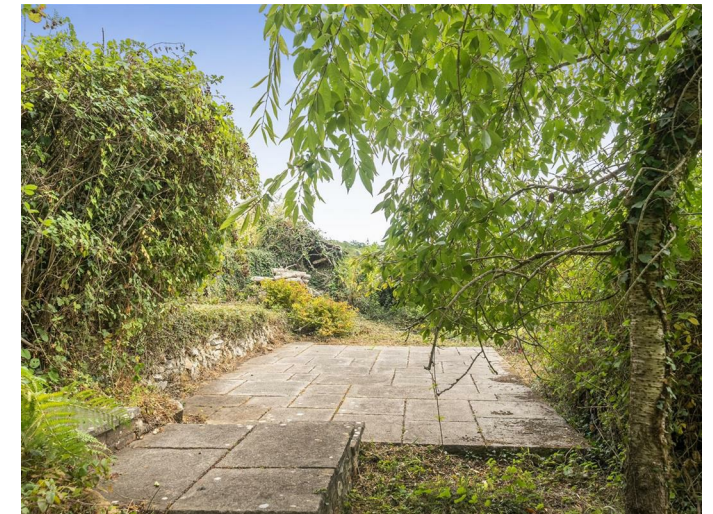
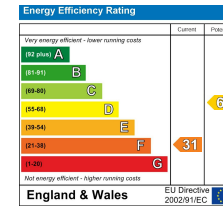
Garage = 184 sq ft / 17 sq m

Total = 2103 sq ft / 195.2 sq m

For identification only - Not to scale



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: 1513802



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