

An aerial photograph of a two-story stone house with a red tiled roof, situated in a lush green valley. The house features a sunroom on the left and a large glass door on the right. The surrounding landscape includes rolling green hills, a line of trees in the distance, and a winding road on the right. The sky is blue with light clouds.

Symonds
& Sampson

The Soap House

Dalwood, Axminster, Devon

The Soap House

Dalwood
Axminster
Devon EX13 7DY

Three double bedroom barn conversion offering beautiful countryside views over rural East Devon, with triple garaging and established gardens. No onward chain.



- Glorious Views
- Well-Fitted Kitchen with Aga
- Principal En-Suite Bedroom
 - Two Further Bedrooms
 - Ample Parking
- Double Garage with Workshop
 - Additional Garage
- Well-Stocked and Designed Gardens

Guide Price **£750,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This individual barn conversion was believed to have been converted some thirty years ago with the original structure extended to offer a well proportioned spacious property. The attractive stone facade only enhances this charming property which offers the perfect blend of modern living with outstanding views over neighbouring farmland. The Soap House is offered to the market with the benefit of no onward chain with viewings considered essential to appreciate the size and position of the accommodation on offer. The property is equally impressive on the outside, sitting in around 0.5 acres of delightful gardens, incorporating a large south facing terrace, and an excellent array of modern garaging and workshop.

ACCOMMODATION

The Soap House offers well-appointed and spacious accommodation, with all principal rooms enjoying a pleasant outlook. To the front elevation a double glazed porch leads into the property with the triple aspect sitting room on your left. This light and airy room has doors leading out to the south facing terrace and a recently installed wood burning stove. The formal dining room is situated on the opposite side of the entrance hall and leads through to a well-appointed kitchen. Fitted with a wide range of units, an oil fired Aga and bi fold doors out to the garden room. There is sizable utility room with WC. To the first floor are three double bedrooms and a family bathroom. The master suite enjoys the best views from the property as well as its own modern en suite bathroom with separate shower.





OUTSIDE

The property is approached from the lane side via a gated gravelled driveway where you will find ample parking and garaging. Beyond the garages is a timber log store along with a small vegetable garden. The majority of the formal gardens sit to the east of The Soap House and include a variety of established shrubs, mature trees along with gentle sloping lawn. Outside water supply and power. In total the buildings, gardens and grounds measure around 0.5 of an acre.

OUTBUILDINGS

The Soap House includes one single garage, a double garage and workshop. All have light and power connected and the double garage features an electric roller door.

SITUATION

The Soap House is located within the parish of Dalwood, set back off Andrewshayes Lane approximately one mile to the south of the village centre. The picturesque village of Dalwood has a well-regarded public house, The Tuckers

Arms, community village shop, hall and church, and Burrow Farm Gardens are nearby. The village has an excellent community with various events taking place throughout the year. Dalwood has good access to Axminster (about 4 miles west) and Honiton to the east, both offering a wide range of shopping facilities and mainline railway stations on the Waterloo line. The coast at Lyme Regis and Sidmouth is also within easy reach. The village lies between two ridges of the Blackdown Hills and has been designated an Area of Outstanding Natural Beauty since 1991. The scenery, wildlife, geology, and heritage make this a wonderful place to visit and explore.



DIRECTIONS

What3Words
///inflation.slot.octagon

SERVICES

Mains water and electric. Private drainage. Oil fired central heating.
Standard broadband and mobile coverage are available. Refer to Ofcom's website for details.

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band G.

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from both surface water and rivers & seas. Our clients believe that the current private drainage system does not comply with BSEN12566-3.



Promap LANDMARK INFORMATION
© Crown Copyright and database rights 2026. OS AC0000813445
Plotted Scale - 1:1250. Paper Size - A4

Energy Efficiency Rating	
Energy efficiency class	Current
A	71
B	40
C	
D	
E	
F	
G	

England & Wales
© Crown Copyright 2020/19/18/17/16/15/14/13/12/11/10/9/8/7/6/5/4/3/2/1/0

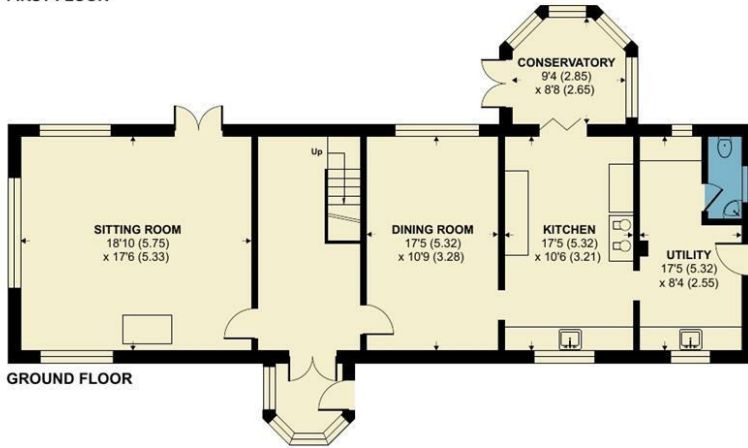
The Soap House, Dalwood, Axminster

Approximate Area = 2061 sq ft / 191.4 sq m
 Limited Use Area(s) = 95 sq ft / 8.8 sq m
 Garages = 942 sq ft / 87.5 sq m
 Outbuilding = 94 sq ft / 8.7 sq m
 Total = 3192 sq ft / 296.4 sq m

For identification only - Not to scale



FIRST FLOOR

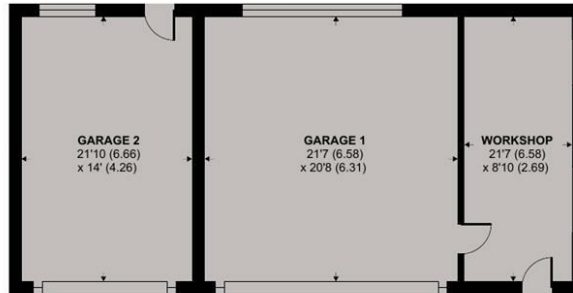


GROUND FLOOR

Denotes restricted head height



OUTBUILDING



GARAGE / WORKSHOP



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1430269



Axm/RS/19.3.26



01297 33122

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT