



STAGS

Hawkchurch

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Axminster

Lyme Regis 7 miles Axminster 4.2 miles

- Well appointed fitted kitchen
- Dining room with feature fireplace
- Large lounge with french doors to garden
- Spacious landing area
- 2 Double bedrooms & 1 small double bedroom
- Family bathroom
- 100ft Rear garden
- Garage & off road parking for 1 car

Guide price £375,000

SITUATION & AMENITIES

The property is situated a mile and a half away from the desirable and picturesque village of Hawkchurch in an Area of Outstanding Natural Beauty. The village boasts a thriving and proactive local community with a well regarded primary school and a well utilised and modern village hall which hosts a variety of clubs and activities. There is a local pub that also provides guest rooms and from the village there is a regular bus service into Axminster. The village is five miles from the market town of Axminster which has good rail links to London and westwards to Exeter or further into Devon or onwards to Cornwall. This historic town is popular for its River Cottage Canteen and store and the world renowned Axminster carpets. To the south, there is access to the stunning Jurassic Coast at the pretty harbour town of Lyme Regis (7 miles away) which has featured in many films over the years. Here you will find a surprising array of convenience and bespoke shopping, as well as a number of renowned popular restaurants and historic hotels. The town has a good provision of day to day amenities including banks, a health centre, churches, a library, a museum, a cinema and a charming independent theatre. The area is extremely well provided for by excellent private and state schools at both primary and secondary levels including the famous Colyton Grammar and Woodroffe School. Lyme has a fantastic family beach with golden sands, shallow waters and charming rock pools at low tide. This pretty stretch of coast is designated as a World Heritage Site and has excellent opportunities for a number of pursuits, from a spot of mackerel fishing to a fossil hunt or ride out into the countryside. The larger centres of Exeter or Taunton are also accessible by road.

DESCRIPTION

This pretty mid 19th century cottage has undergone complete refurbishment throughout combining period character with modern living. The property is deceptively spacious with a well-considered downstairs layout that allows all rooms to be connected both stylishly and functionally. Entering through the



A charming 3 bedroom cottage, offering spacious accommodation and lovely views.





decorative canopied porch, the original flagstone hallway floor leads into an off-white shaker-style fitted kitchen with open shelving and integrated cooking appliances. Additional character features in the property include an inglenook fireplace in the dining room and an exposed stone wall in the recently added reception room. The vaulted reception room, which looks out over the garden, is flooded with light from the French doors and Velux windows. This cottage as a whole benefits from a fabulous amount of natural light and this is one of its many attractive features. There is a useful downstairs toilet concealed under the stairs. Upstairs there are 3 bedrooms, 2 doubles and 1 small double and a modern family bathroom. They are all positioned around a spacious landing space perfect for a study or reading area. The cottage enjoys tremendous countryside and village views from both the front and rear of the house.

The current owners have finished the property to a very high standard yet there is still opportunity for the next owner to further develop the property, subject to relevant planning consents.

OUTSIDE

The property can be found on a quiet rural country road, benefitting from minimal traffic. There is a small area of cottage-style garden to the front of the property which is enclosed by a characterful stone wall and iron gate. There is a garage to the right hand side of the property and parking for one car off-road. The main garden lies to the rear of the cottage and is surprisingly large - circa 0.1 acre - featuring different areas in three sections. The top area of the garden is the perfect sun-trap and is principally laid to gravel with raised beds. It can be easily accessed from the reception room's French doors. From here the garden flows into the next section featuring a selection of plants and shrubs and with plenty of scope to become an area of lawn or be extensively re-designed. The lower end of the garden, enclosed by a boundary wall, has been preserved as a natural area and is home to wild bluebells and primroses in the spring and early summer and offers lovely rural views towards the village of Hawkchurch.

DIRECTIONS

From our Bridport office head west on to the A35 towards Axminster. At Hunters Lodge turn right onto the B3165 Crewkerne road. After approximately two miles turn left signposted Tillworth and proceed to the T-junction (with Woodhouse Lane). At the T-junction turn right onto Scouse Lane and follow this road for approximately 0.5 mile and then take a slight left onto Checkridge lane and after approximately 1.3 miles the property will be found on your right hand side and a Stags sale board will indicate the property.

SERVICES

Oil fired central heating. Shared septic tank. Mains electricity and water.

LOCAL AUTHORITY

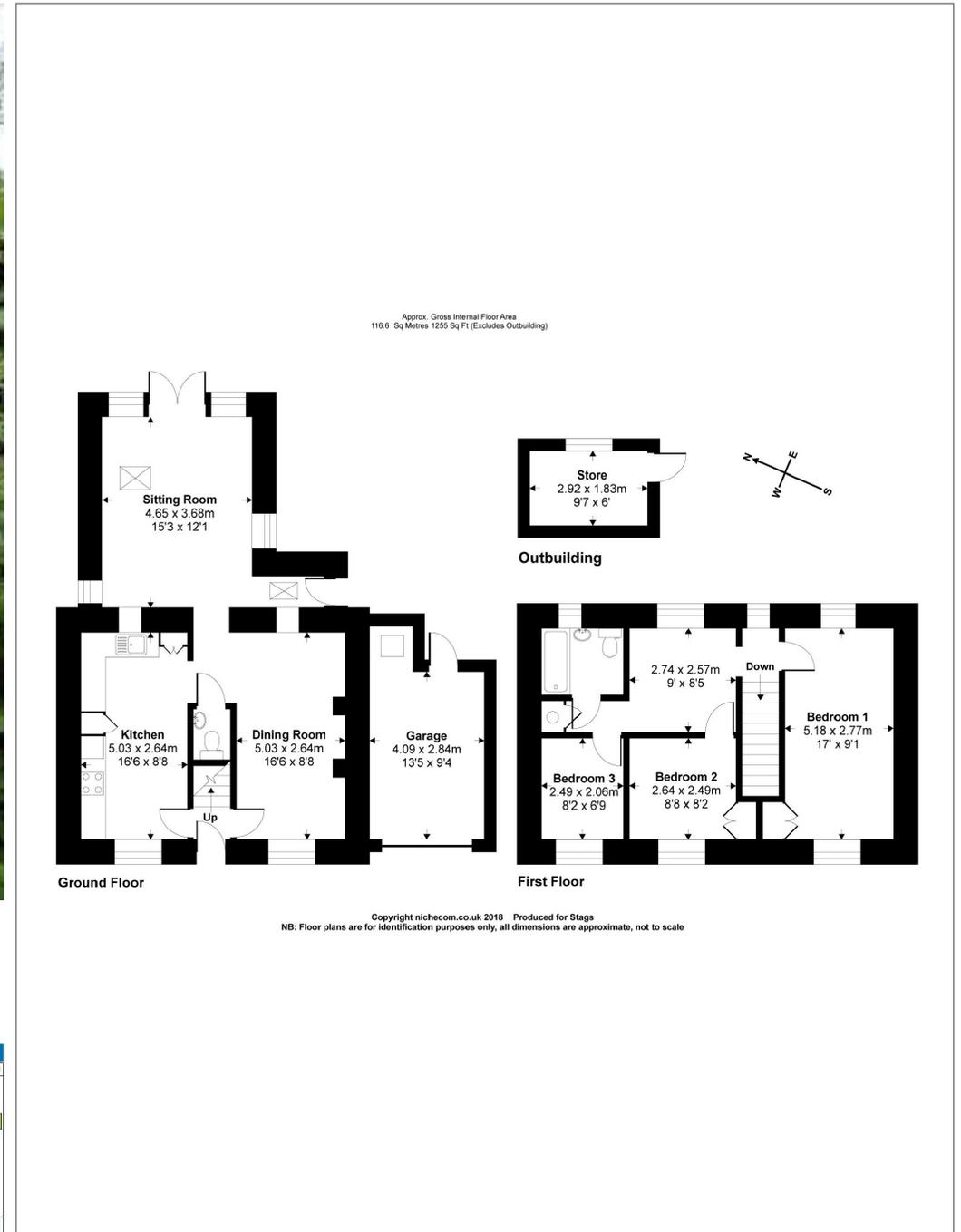
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VIEWINGS

Strictly by appointment only through Bridport Stags. Call 01308 428000



These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
20-100	A		
91-90	B		79
80-65	C		
55-45	D		
35-45	E	47	
21-35	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	