

Rose Cottage

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Ham, Axminster, Devon, EX13 7HL

What3Words: ///chops.skimmers.lessening

Detached character 4 bedroom home in lovely cottage gardens with parking

- Character property
- Two reception rooms
- Parking for 3 cars
- Timber shed
- Freehold
- Four bedrooms
- Conservatory
- Part walled garden
- Greenhouse
- Council tax band E

Guide Price £450,000

Set within the small hamlet of Ham, between the villages of Stockland and Dalwood, the property is located within the Blackdown Hills National Landscape, enjoying a peaceful rural setting. The nearby village of Dalwood offers a strong community with a village shop, pub and hall, while the A35 provides access to Honiton, Axminster each with mainline rail services. The Jurassic Coast at Lyme Regis is within easy reach.

This detached character cottage offers light and airy accommodation arranged over two floors. The property includes a conservatory, dual-aspect sitting room with exposed beams and woodburning stove, separate dining room, kitchen and ground floor WC/utility. On the first floor are four double bedrooms and a modern shower room. The cottage retains a wealth of period features and offers scope for personalisation.

The gardens are a particular feature, partly enclosed by stone walling and planted with a wide array of attractive shrubs and plants, creating colour and interest throughout the seasons. Areas of lawn are complemented by established borders, with a good-sized timber shed greenhouse and off-road parking for a few cars accessed via double gates.

SERVICES Mains electricity and water. Private drainage via septic tank. which is likely to require the purchaser to arrange upgrading to meet current regulations. Oil fired central heating. Fibre broadband connected (Up to 1,000 Mbps), mobile coverage outside on EE, Three, Vodafone and O2 (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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