



1 Courshay Cottages,







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Hawkchurch, Axminster, , EX13 5XF

A superb semi-detached cottage with 3 acres of land and yard in a rural location in the wonderful rolling hills of Hawkchurch.

- 3 acres of land and yard
- Equestrian or grazing opportunity
- Village with shop, pub, church
- Ample parking
- Freehold
- Ideal for running a business
- Fantastic walking and outriding from the door
- Semi-detached 3 bed cottage
- Rural location
- CTB: D

Guide Price £575,000

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THE PROPERTY

Accommodation at 1 Courshay Cottages is arranged over three floors and begins with an attractive uPVC double-glazed conservatory — a peaceful place to enjoy views over the gardens. The kitchen/breakfast room offers rustic charm with free-standing units, sink, and range cooker with LPG gas hob.

A step leads down into the inviting, double-aspect sitting room, featuring exposed beams and an impressive inglenook fireplace housing a wood burner.

Stairs rise to a spacious landing giving access to three bedrooms and a well-proportioned family bathroom. A useful converted loft room is accessed via a hook-on ladder, providing additional versatility.

SITUATION

1 Courshay Cottages enjoys a delightful rural setting within the tiny hamlet of Courshay, positioned on the outskirts of the highly desirable and picturesque village of Hawkchurch. The village offers a Public House, Primary School, a thriving community shop, and a village church, all supported by an active and welcoming community. The surrounding countryside is some of East Devon's most attractive and unspoilt.

The property lies approximately 5 miles from the market town of Axminster, which provides a good range of shops, schools, leisure facilities and a mainline rail link to London Waterloo. The renowned World Heritage Jurassic Coast at Lyme Regis is around 7 miles away, with the small town of Chard approximately 6 miles to the north.

Further afield, the Cathedral City of Exeter (approx. 33 miles) offers extensive shopping, cultural amenities, university, international airport, M5 access and a mainline rail connection to London Paddington. Taunton, Somerset's County Town, lies approximately 18 miles to the north.

OUTSIDE

Approached along a private lane, the property is accessed through double gates opening to the driveway and parking area. The extensive cottage gardens wrap around three sides of the house and are predominantly laid to lawn, with a paved seating area and a selection of small outbuildings and sheds. The detached workshop/studio provides excellent additional space for a range of uses.

Land & Equestrian / Business Potential

In addition to the cottage gardens, the property includes just over 3 acres of adjoining land, making it particularly appealing to those with livestock or equestrian interests. The land is ideally suited for grazing horses or other animals, offering wonderful space and flexibility.

A further valuable asset is the yard, which benefits from mains electricity and water. This area provides excellent potential to create stabling, a smallholding setup, or to be utilised as a practical base for tradespeople, contractors, or anyone requiring secure outdoor storage and serviced working space. The combination of land, services, and accessibility gives the property a rare versatility in this rural setting.

In total, the house, gardens, land and yard extend to just over 3 acres.

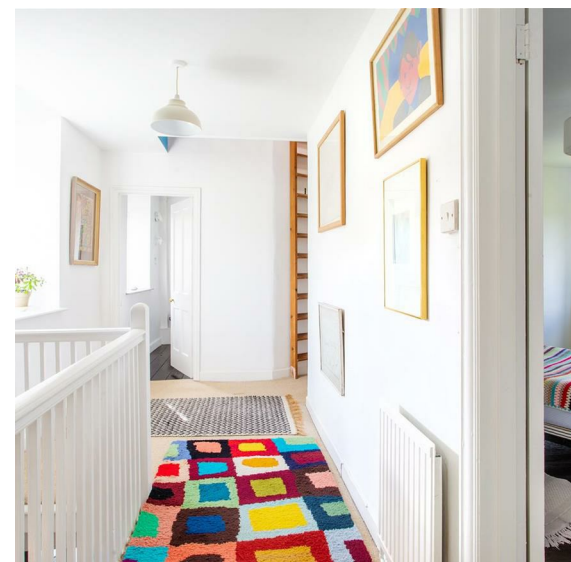
SERVICES

Broadband - Standard up to 16Mbps.

Mobile phone service providers available is Three for voice and data services inside and outside, and EE, O2 and Vodafone for outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

Solid fuel wood burner and electric heating. The property is constructed of flint with rendered rear and side elevations under a slate roof. The property is not listed.





RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

DIRECTIONS

What3Words///wolves.frock.hips

AGENT'S NOTES

The property is located in Flood Zone 1, an area with a low probability of flooding.

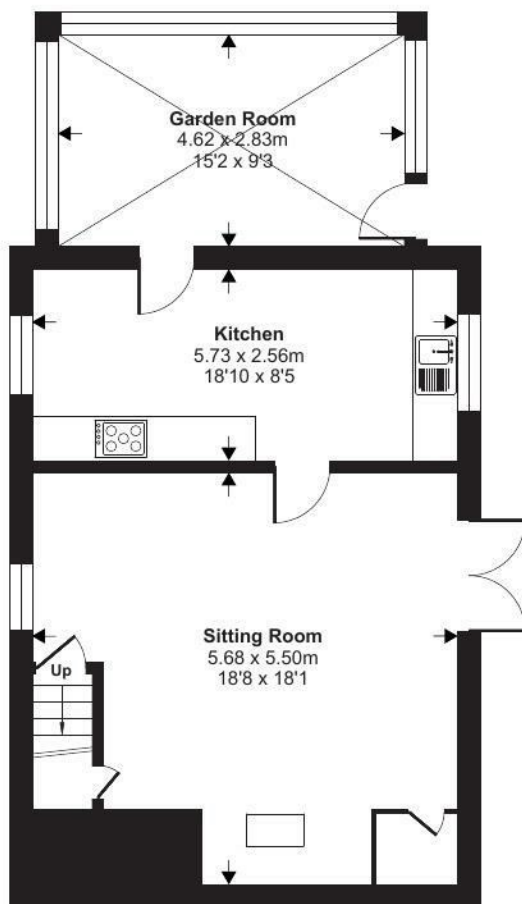
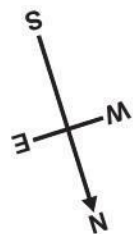
The cottage shares a private drainage system (septic tank) with the neighbouring property; which is located in their garden. Costs of emptying are shared between the two properties and has been carried out regularly.

The property is subject to a registered flying freehold over Little Courshay.

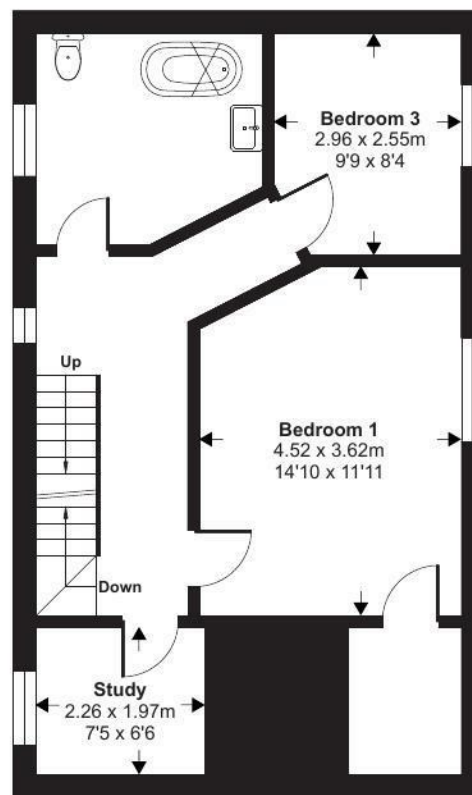
There is a covered well in the garden.

Owners of 1 Courshay Cottages benefit from full rights of access over the private lane leading to the property. A nearby land owner has access to his fields along the track.





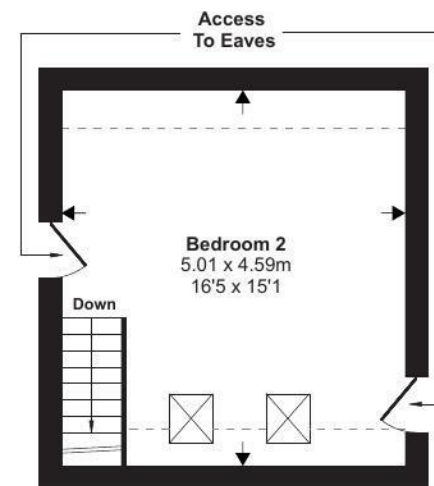
Ground Floor



First Floor

Approximate Area = 1397 sq ft / 129.7 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Total = 1442 sq ft / 133.8 sq m

For identification only - Not to scale



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1383964



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



