



Myrtle Cottage



Myrtle Cottage

Smallridge, Axminster, Devon, EX13 7LY

Axminster: 2.2 miles Lyme Regis: 7.1 miles Colyton Grammar School:
7.8 miles

Tucked away in a picturesque and
characterful hamlet in East Devon.

- Detached Home
- Log Burner
- En Suite
- Wrap Around Gardens
- EPC C
- Large Living Room
- Sun Room With Bifold Doors
- Garage & Driveway Parking
- Freehold
- Council Tax Band D

Offers In Excess Of £675,000

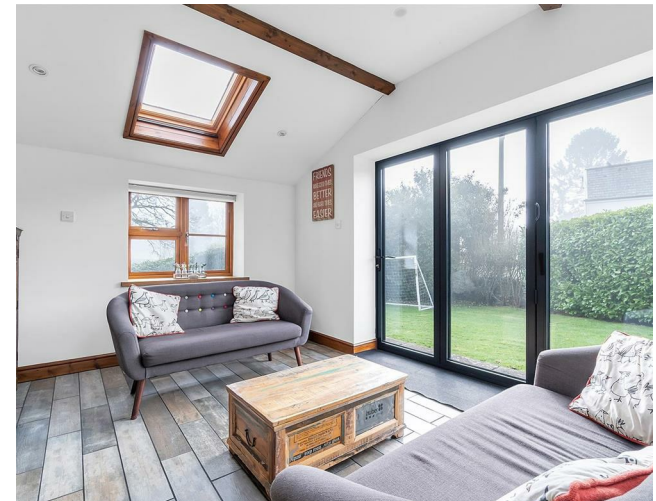
The property is located in the heart of Smallridge on the southern fringe of the Blackdown Hills, an Area of Outstanding Natural Beauty. Smallridge, alongside neighbouring All Saints, has a pub/restaurant, a primary school and church. The village is highly regarded for its strong community spirit and variety of activities. Nearby Axminster provides for most day-to-day needs ranging from a Tesco supermarket to Axminster Tools and the main line rail service to London Waterloo and Exeter. A bus picks up on the A358 just outside the village to Colyton Grammar School. To the south, nearby beaches include Lyme Regis and the popular seaside villages of Branscombe, Beer and Seaton.

The ground floor boasts a spacious living room with a striking log burner fireplace, creating a warm and inviting atmosphere. The kitchen and family room are finished to a good standard, offering a well-equipped and sociable space ideal for both everyday living and entertaining. Adjacent to this is the sunroom, where bifold doors open out to the garden, allowing for an abundance of natural light and a seamless indoor-outdoor connection. A separate utility room provides additional storage and laundry facilities.

On the first floor, four well-proportioned bedrooms are arranged around a spacious hallway, offering plenty of room for family and guests. The master bedroom benefits from an ensuite, providing a private and comfortable retreat, while the remaining bedrooms share a well-appointed family bathroom. Exposed beams throughout add character, reflecting the home's traditional charm. A further bedroom, currently used as a study, is located on the upper floor, offering versatility as a home office or additional living space.

The garden is a wonderful extension of the home, offering a peaceful outdoor space. Mainly laid to lawn, it provides plenty of room for children to play or for outdoor entertaining. A lovely patio area creates the perfect spot for alfresco dining. The garden is enclosed by mature hedges, enhancing privacy and adding to the charming countryside feel of the property. To the front, a large driveway offers ample parking for multiple vehicles, ensuring both convenience and practicality.

Mains gas, electricity and water. Private drainage via a septic tank (not tested).
Standard and superfast broadband available. EE, Three and O2 mobile signal likely outside (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.

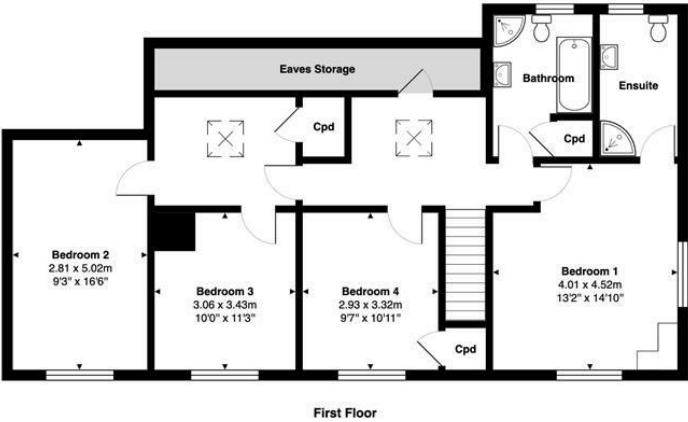
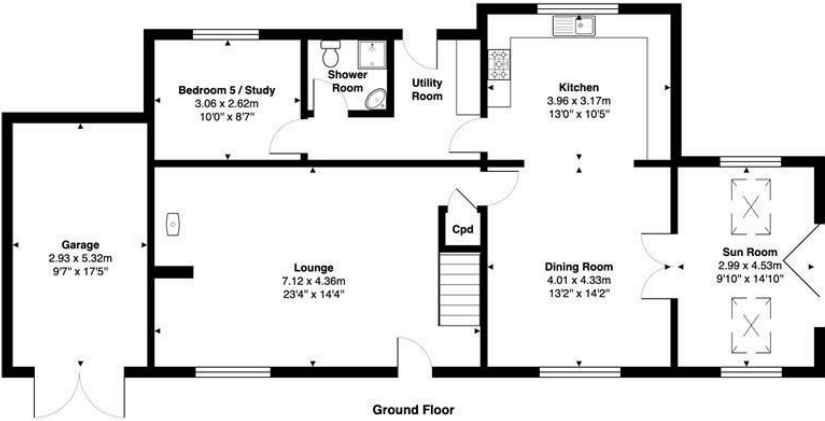


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		75
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885

Myrtle Cottage, Road Past Byways, Smallridge, EX13 7LY



Total Area: 211.5 m² ... 2276 ft²
All measurements are approximate and for display purposes only



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London