



The Old House





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Chardstock, Axminster, EX13 7BT

Axminster 4.5 Miles; Lyme Regis 9.5 Miles; Honiton 13.6 Miles

Enchanting Grade II Listed home, lovingly restored and presented with a glorious garden and fabulous views.

- Charming Grade II Listed House
- Area of Outstanding Natural Beauty
- Contemporary Home Office
- Council Tax Band F
- Village Location with Countryside Views
- Renovated to the Highest Specification
- Abundantly Stocked Gardens of 0.25 Acres
- Freehold

Guide Price £650,000

## SITUATION

Nestled in the rolling East Devon hills in an Area of Outstanding Natural Beauty close to the Devon, Dorset and Somerset borders sits the pretty village of Chardstock, and on a quiet lane near the centre of the village with views over the countryside is The Old House. In this welcoming community, you can enjoy a peaceful lifestyle with country walks on your doorstep, community shop for everyday needs, post office, primary school, church and village hall, which is the focal point that brings residents together regularly. The renowned Tytherleigh Arms is a 20 minute walk away. More amenities and a weekly food market can be found in the historic town of Axminster, which is just four miles away and has a mainline railway station on the Exeter to London Waterloo line. Picturesque Lyme Regis and the beautiful Jurassic Coast are a 20-minute drive away.

Exeter to the west and Taunton to the north both provide a comprehensive array of retail and leisure facilities and access to the M5. Exeter International Airport offers a number of domestic and international flights.





## DESCRIPTION

Dating from the 1600s, The Old House has been reconfigured and sympathetically renovated to blend the charms of yesteryear with the practical needs of modern living. This enchanting, light-filled home retains its historic integrity with flagstone floors, window seats and shutters, stone walls and an inglenook fireplace. The spacious, triple aspect kitchen/dining room features bespoke, handcrafted Shaker-style cupboards with granite worktops and walnut floorboards. From the kitchen, a stable door leads you to the lawned upper garden and those glorious views. The creation of three new, high-spec bathrooms, including an ensuite to the master bedroom, a Jack-and-Jill bathroom and a downstairs shower room, add to the wow factor. Another outstanding feature of the property is the contemporary garden room, presently used as an office, with floor-to-ceiling windows and doors to maximise the views. Attention to detail is a hallmark of the property, with bespoke, hand-built wardrobes and cupboards in all three bedrooms and utility room. The well-stocked garden offers year-round colour and interest. If your dream is to escape to the country, without sacrificing the style and comfort of contemporary living, this immaculate home could be just what you're looking for.

## ACCOMMODATION

At the rear, a stable door leads you to a large, light-filled, kitchen with high-end, built-in appliances and plenty of room for a dining table. From the kitchen you step into a double-aspect reception room with a flagstone floor and window seat. Presently used as a reading room, it can also work as a dining room or snug. The second reception room is a wonderful feature of the house, with its original beams, flagstone floor, and inglenook fireplace. Also downstairs is a newly-fitted utility room, cloakroom with walk-in Burlington shower, and the garden room overlooking the lush garden and countryside.

Upstairs are three large bedrooms, including the master at one end of the house with its countryside views and beautiful, vintage-inspired ensuite bathroom with rolltop bath and Sanderson wallpaper. The two remaining bedrooms are served by a stunning new limestone Jack-and-Jill bathroom with overhead shower, again featuring Burlington sanitaryware. All three bedrooms can be accessed independently.

## OUTSIDE

The south-facing garden is a star feature of The Old House. Boasting stunning countryside views, it has been lovingly created with an array of familiar and exotic plants and trees. As well as numerous flower beds, there are two lawned gardens, one with an ornamental circular box hedge and path leading to a shady seating area. There is also a vegetable and fruit garden, greenhouse and stone potting shed. A pergola frames a paved patio, perfect for alfresco dining.

From the side of the house, a newly laid cobbled driveway leads you to a stone workshop/garage with power and light. The oak-framed cart barn provides parking for two cars, and there is ample driveway parking. Adjoining the back of the property is the plant room housing the newly installed oil-fired boiler and storage cylinder.

## SERVICES

Mains water and electric. Newly fitted, early 2024, sewage treatment plant. Oil central heating.

## DIRECTIONS

From Axminster take the A358 towards Chard. Turn left at the Tytherleigh Arms and continue towards Chardstock. Pass the village and post office on the left and turn right at the pub into Chard Street. The Old House is located a short distance on the left hand side.





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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