



15 Castle Hill



Train station 700 yards; Lyme Regis 5.8 miles; Honiton 9.6 miles; Bridport 12 miles; Sidmouth 15 miles;

A charming and deceptively spacious cottage presented to an exceptional standard with countryside views and enclosed rear garden

- Charming cottage
- Beautifully designed kitchen /diner
- Open plan layout
- Deceptively spacious accommodation
- Enclosed rear garden
- Stunning countryside views
- Nearby shops, pubs and schools
- Easy access to major transport links
- Freehold
- Council tax band B

Guide Price £280,000

SITUATION

This stunning cottage enjoys an excellent location close to the centre of the thriving market town of Axminster. Axminster benefits from a wide range of amenities with schooling, recreational facilities and shopping, from a Tesco superstore to independent shops including a weekly street market.

Axminster is within 5 miles of Colyton and the renowned Colyton Grammar School. The three county towns of Exeter, Taunton and Dorchester are within easy distance. The south coast is nearby at Lyme Regis, Seaton, Beer and Branscombe close to three AONBs

DESCRIPTION & ACCOMMODATION

Set over four floors the cottage has been extended and modernised to an excellent standard by the current owners. The property is beautifully balanced throughout with open plan layouts encouraging light to emanate throughout the property, creating an ambience that is both welcoming and relaxed. Characteristic features such as log burners, exposed stone and brick walls and ceiling beams transform this house into a home, retaining a sense of proportion and aesthetic integrity.

In brief, the accommodation comprises; entrance onto the first floor into a bright and spacious double aspect sitting room with a log burning stove and slate hearth. Down to the kitchen / dining room, this is an exceptional space and has been beautifully designed with a double height dining area with patio doors leading outside before a stunning kitchen. Well equipped with

comprehensive range of base units and belfast sink. Beautiful wooden worktops and a cleverly designed breakfast bar makes this kitchen a one of a kind.

To the first floor are two single bedrooms and a family bathroom which has been refurbished to an excellent standard. The second floor is a large master bedroom with double aspect boasting exceptional countryside views and allowing plentiful light to fill the room.

OUTSIDE

To the rear of the property there is a patio seating area which leads to a courtyard garden which is mostly laid to lawn.

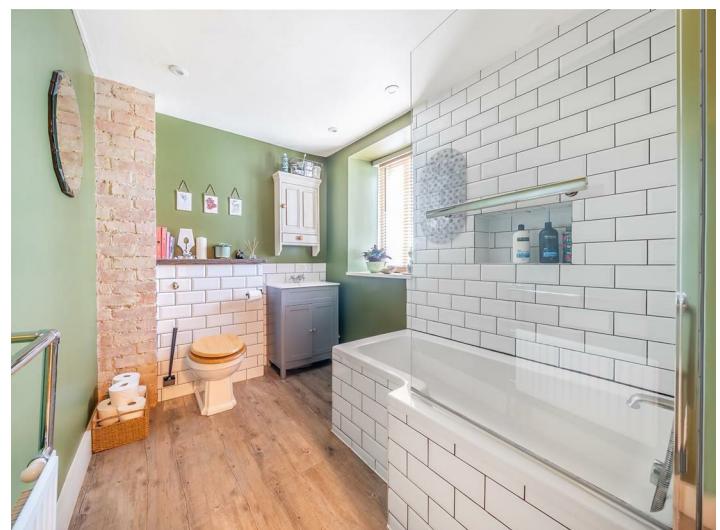
SERVICES

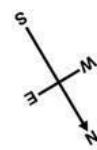
All mains services connected. Gas fired central heating.

RESIDENTIAL LETTINGS

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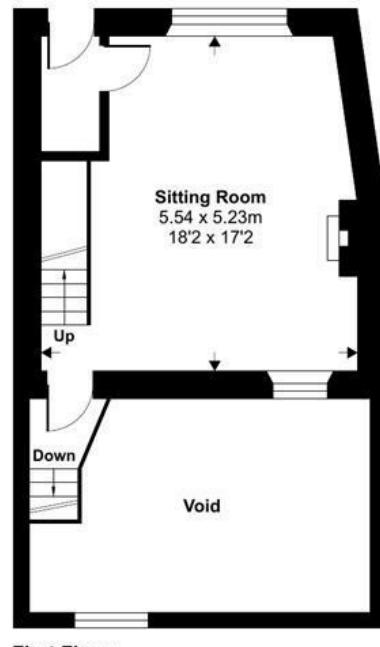
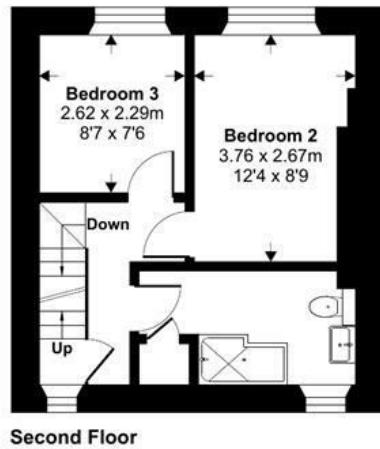
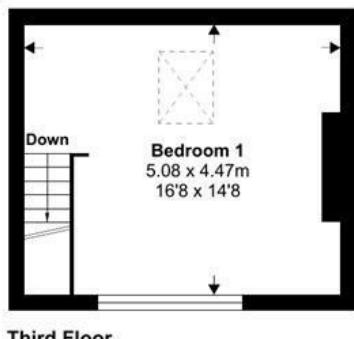
Estimated rental value of £900 per calendar month with a yield of 3.9%.





Approximate Area = 1469 sq ft / 136 sq m (excludes void)

For identification only - Not to scale

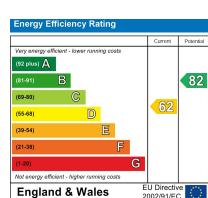


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
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These particulars are a guide only and should not be relied upon for any purpose.

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