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Dawnstones



Axminster Station 2.4 miles Lyme Regis  
Beach 7.4 miles

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**Modern character house in  
the heart of the village.  
Communal use of meadow.**

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- Built in 1995
- Extended and improved
- Carpenter Oak-frame garden room
- Open plan living room
- Study
- Front and rear gardens
- Communal use of meadow
- PV Panels & under floor heating

**Offers In Excess Of  
£500,000**



### **SITUATION**

Built in the mid 90s this modern character home has been extended and improved by the current owners to form a wonderful family home.

The property is located in the heart of Smallridge backing on to an open communal field, on the southern fringe of the Blackdown Hills, an Area of Outstanding Natural Beauty.

The village alongside neighbouring All Saints has a hotel/restaurant, a primary school, village hall and Church. Nearby Axminster provides for most day to day needs ranging from a Tesco supermarket to the River Cottage Canteen, and a main line rail service to London Waterloo. A bus picks up on the A358 just outside the village to Colyton Grammar School. The Woodroffe School at Lyme Regis and Axe Valley Academy at Axminster are both within easy commuting distance.

To the south nearby beaches include Lyme Regis along with the popular seaside villages of Branscombe, Beer and Seaton. The surrounding area is located within the rolling East Devon hills and valleys and there are a variety of quiet lanes, bridlepaths and footpaths.

### **ACCOMMODATION**

An entrance porch leads you through to the hall, from which is a study and on into the triple aspect L shape kitchen/living room. This impressive room has a contemporary fitted kitchen, tiled floor and underfloor heating. Double doors lead out into the Carpenter oak frame garden room that overlooks the rear. There is a WC, utility and

workshop/ store.

On the first floor are three comfortable bedrooms, two of which have fitted wardrobes; the largest bedroom has an en suite shower room.

### **GARDENS AND PARKING**

To the front of the house, the part stonewalled front garden has a gravel parking area, enclosed area for bin storage and path leading around to the side and rear.

The south facing rear garden has been designed to make the most of the position with a large decked area, gravel terrace and lawns flanked by attractive shrubs.

### **COMMUNAL MEADOW**

The garden backs onto a meadow extending to just over one acre that is owned in a small management company in common with the seven other neighbours. The property enjoys the use of this meadow.

### **SERVICES**

Mains water, gas and electric. private drainage (shared treatment plant). PV panels (56.03p p/kwh income)

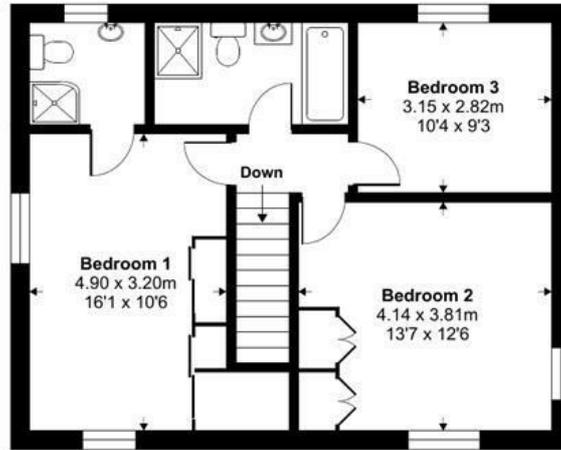
### **DIRECTIONS**

From Axminster, proceed north on the A358 signposted to Taunton and Chard. Go over Weycroft Bridge, fork left signposted to Smallridge. Continue past the Ridgeway Hotel and take the next right to Allsaints. The property is on your right after a short distance.

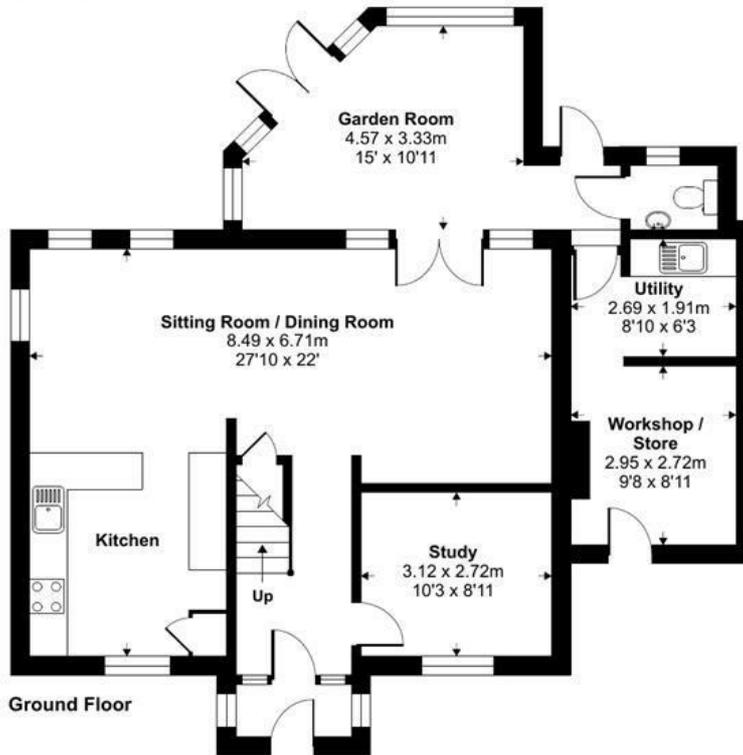
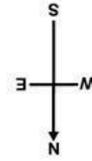


Approximate Area = 1609 sq ft / 149.4 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 804102.

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-83) B	88	88
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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