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## 1 Old Park Cottages



### SITUATION

Set along a leafy country lane on the southern outskirts of Axminster the property is set away from passing traffic yet maintaining fantastic access on the Devon/Dorset border.

The resort of Lyme Regis is nearby to the south and offers a good range of shops and business facilities, together with an attractive harbour and beaches. The property is in the catchment for the popular The Woodroffe School in Lyme and not far from the highly sought after Colyton Grammar School which could make this property an excellent and well positioned family home.

The market town of Axminster has a range of facilities including a main railway line connection to London (Waterloo). Whilst the towns of Honiton and Bridport are further along the A35.

### DESCRIPTION

1 Old Park Cottages is an idyllic cottage dating back to the 18th century and has been sensitively modernised by the current owners whilst maintaining its charming character. The property enjoys a beautiful semi-rural setting appreciating a glorious outlook over the gardens and surrounding countryside. The property offers beautiful quaint cottage-like accommodation and gardens to enjoy a countryside lifestyle.

### ACCOMMODATION

In brief the accommodation comprises; charming entrance porch before the quintessential sitting room with double aspect, wooden flooring, exposed ceiling beams and red brick walls and a stunning feature fireplace fitted with wood burning stove. A step leads up to a utility / storage area before the newly fitted kitchen / breakfast room fitted with a comprehensive range of base and wall units with wooden

worktops. Integrated appliances include a hob with electric oven below and extractor hood above and a fridge / freezer. Below a large window overlooking the outdoor patio area is a breakfast bar. The study / 3rd bedroom concludes the ground floor accommodation.

To the first floor there are two large double bedrooms with delightful outlooks across the cottage gardens and a newly fitted family bathroom comprising w/c, hand wash basin, shower cubicle and stand alone bath tub.

### OUTSIDE

The gardens for the cottage lie solely to the front, which is mainly laid to lawn with mature shrubs throughout. There is a gated side access to a delightful patio area ideally positioned to enjoy al fresco dining and outdoor relaxation and access to the rear porch and large store outbuilding.

There is off-road parking for one vehicle, again to the front of the property and further on-street parking spaces for several vehicles.

### SERVICES

Mains water, drainage and electricity. Oil fired central heating.

### DIRECTIONS

For Sat Nav use postcode EX13 5TL, as you come off the A35 onto Lyme Road shortly turn left onto Woodbury Lane and continue round the first bend where the property entrance can be found on the right.

what3words ///: greyhound.business.melts

### AGENT'S NOTE

Please note that the property is subject to a flying freehold, and all interested parties should be satisfied on this matter prior to moving forward with a purchase.

Axminster Train Station 1.2 miles; Lyme Regis 4.7 miles; Honiton 10 miles; Bridport 12 miles;

**A charming country cottage presented to an excellent standard throughout with delightful gardens and off-street parking.**

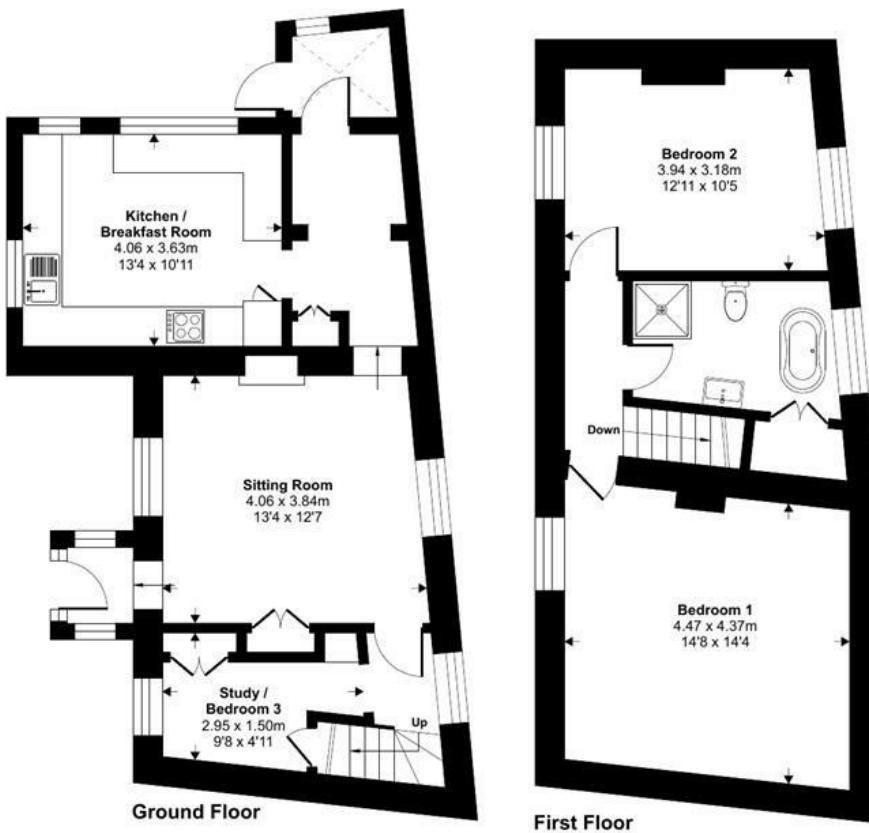
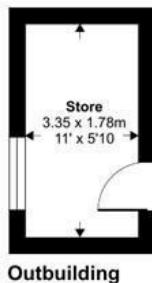
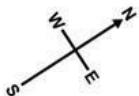
- Charming country cottage
- Beautiful cottage gardens
- 2/3 bedrooms
- Newly fitted kitchen/breakfast room
- Off-street parking
- Excellent transport links
- Easy reach of the coast at Lyme Regis
- Nearby outstanding schooling
- Freehold
- Council tax band C

**Guide Price £385,000**



Approximate Area = 1069 sq ft / 99.3 sq m  
 Outbuilding = 64 sq ft / 5.9 sq m  
 Total = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



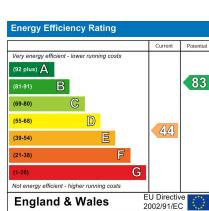
Certified  
Property  
Measurer

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

01404 45885  
 honiton@stags.co.uk



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