

CHARDSTOCK

gth

AXMINSTER





# Earlys, Chardstock, Axminster, Devon. EX13 3BW

*Chard 5 miles; Axminster 5 miles; Lyme Regis 7 miles*

1 2 2 159 sq m

An Architect designed 3 bedroom barn conversion with mezzanine, exceptional craftsmanship and contemporary open plan living in this popular East Devon village. EPC: Band

Freehold Guide Price £525,000

## DESCRIPTION AND OUTSIDE

Earlys is an exceptional architect designed conversion that blends contemporary open plan living with the character of its original flint stone structure, creating a unique 2/3 bedroom home finished to an impressively high standard throughout. The property has been completely rebuilt with a new structural steel frame and high quality materials, resulting in a warm, efficient and beautifully crafted interior. The heart of the home is the striking kitchen, living and dining space, where vaulted ceilings, exposed stonework, a feature fireplace and large aluminium doors combine to create a bright, inviting room ideal for modern living. The mezzanine above provides an additional lounge area, perfect as a quiet retreat or workspace, with reclaimed oak flooring and views over the main living area. The ground floor bedroom is generously sized, while the first floor bedroom and mezzanine level offer further flexible accommodation, all served by stylish bathrooms fitted with Villeroy & Boch sanitaryware and Gessi fittings. The kitchen features premium Italian designed 'Arrital' cabinetry, Dekton worktops, bespoke glass splashback, Siemens appliances and a Quooker tap, with underfloor heating running throughout the ground floor. Outside, the property enjoys a limestone paved terrace, gravel pathways and lawned areas.



The handmade timber windows to the front and anthracite aluminium glazing to the rear complement the clean, modern aesthetic. There is the further benefit of three phase electrics allowing a greater acceptance of power to the grid and the property is ready for EV charging. Earlys offers a rare combination of craftsmanship, comfort and contemporary design in a popular and well served East Devon village.

**SERVICES & OUTGOINGS**

We understand that mains water is connected to the property. Private Drainage and air source heat pump is fitted at the property.

**Council Tax:** Somerset Council—Band E

**SITUATION**

Earlys is quietly tucked away within easy walking distance of the centre of this very popular East Devon village. Located midway between Chard and Axminster, both about 5 miles distant, Chardstock is a thriving community with a shop/post office, popular primary school, village hall and Church. The small market towns of Chard and Axminster both offer a wide range of services including a choice of major supermarkets, smaller retailers, educational and leisure facilities and Axminster benefits from an intercity rail link (London Waterloo). The World Heritage Jurassic Coast is about 7 miles away at Lyme Regis with its renowned Cobb Harbour and a range of delightful independent shops, and the Cathedral City of Exeter is about 25 miles to the West with international airport.

**DIRECTIONS**

What3words:///evoke.flamingo.surpassed

From Chard take the A358 South towards Axminster. Turn right at the Tytherleigh Arms and follow the road into the centre of Chardstock Village. Turn left before the War Memorial, continue downhill and Earlys is the third property on the left.



## ADDITIONAL INFORMATION

**Broadband:** FTTP—Ultrafast broadband is currently available—current highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

**Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

**Flooding:** The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



## VIEWING

Strictly by appointment with the agents  
Greenslade Taylor Hunt.

1 High Street, Chard, Somerset TA20 1QF

Email: [residential.chard@gth.net](mailto:residential.chard@gth.net)

Tel: 01460 238382 | Ref: CHA260007

**GREENSLADE TAYLOR HUNT**  
[www.gth.net](http://www.gth.net)

# EARLYS

## Earlys Chardstock, Axminster, Devon, EX13 7BW

Approximate Area = 1412 sq ft / 131.1 sq m

Garage = 310 sq ft / 28.7 sq m

Total = 1722 sq ft / 159.8 sq m

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Greenslade Taylor Hunt. REF: 1404657



### IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

