HOLMES KNAPP

gth

DALWOOD, AXMINSTER









Holmes Knapp

Dalwood, Axminster, EX13 7EZ

Axminster 4.7 miles, Honiton 5.6 miles, Exeter 23.3 miles

3 | 3 | 2 | 200.5 m2

A delightful 3 bedroom detached period cottage in the sought after village of Dalwood.

Freehold

Guide Price £585,000

DESCRIPTION

This wonderful rural home which has been extended over the years offers generous accommodation for modern living but retains many of its period features. Sitting in an elevated position on the outskirts of the village, Holmes Knapp benefits from magnificent panoramic views over the village and surrounding countryside.

The accommodation includes on the ground floor, a lounge with woodburning stove, study, bathroom, kitchen/ breakfast room and access to what is now used as a family/dining room. This space was once an artist study which benefits from large windows and stairs up to a mezzanine area with access to the roof terrace. This space could have potential for an annexe or guest accommodation.

On the first floor a landing leads off to two double bedrooms with the principal bedroom having an en-suite shower room and a further single bedroom.

The property further benefits from double glazing and electric heating.

OUTSIDE

A real feature of this wonderful home is its outside space and its far reaching views.

Sat in a generous elevated plot of about 0.43 acres which includes a gated driveway with ample parking and a double garage. There is a workshop/shed to the front elevation and then the main garden which includes at the top, an area of lawn with a summer house and roof terrace for alfresco dining. On the lower level there is a growing area with beds, a greenhouse and more lawn. Within the garden is a variety of mature plants, trees and shrubs.

SERVICES & OUTGOINGS

We understand that private water, mains electric and private drainage are connected to the property.

Council Tax: East Devon district council- Tax band E.

SITUATION

The property occupies a delightful rural position approximately 0.60 miles to the west of the centre of the village of Dalwood, lying on the southern periphery of the Blackdown Hills. Dalwood is a highly regarded village affording a thriving local community with its parish church, village hall and public house.

The larger centres of Axminster and Honiton lie approximately 4.6 miles and 5.6 miles distant respectively with both affording an extensive range of everyday banking, shopping and schooling facilities. Despite its rural position the property enjoys easy access to the surrounding districts and further afield with access to the M5 motorway available at Taunton (J25) or Exeter (J29) whilst main line rail services are also available at Taunton (Paddington) and Axminster (Waterloo). Access to the A303 trunk route at Honiton provides an easy link to London and the South East, with international airports at Exeter and Bristol.

DIRECTIONS

What3words:// mills.daydream.blows





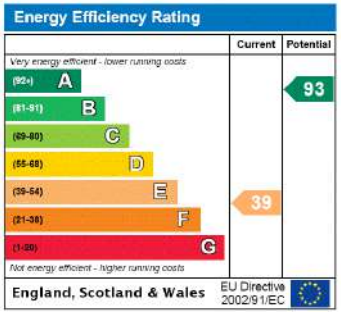


ADDITIONAL INFORMATION

Broadband: Broadband is available- Basic 12Mbps.

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 flooding.









VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

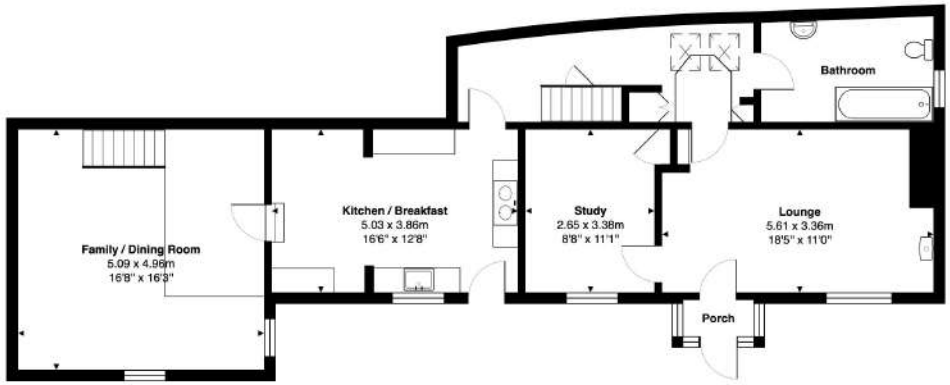
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GREENSLADE TAYLOR HUNT
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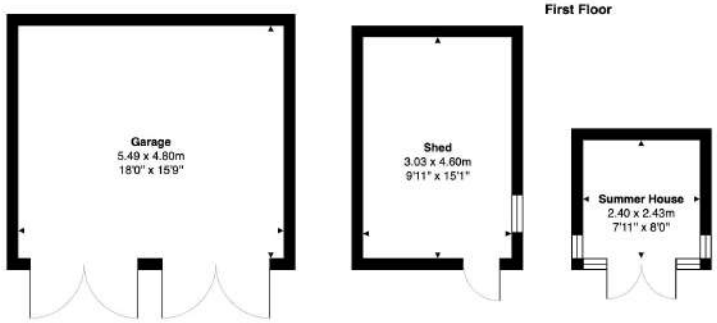
Ground Floor



First Floor - Mezzanine



First Floor



Total Area: 200.5 m² ... 2158 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

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.









