



Brookview



Brookview

Shute, Axminster, EX13 7QQ

What3Words: ///contained.thinking.defeated

A beautifully presented four-bedroom cottage with far-reaching countryside views, benefitting from paddock and large, outbuilding and generous parking.

- Countryside Views
- Four Bedrooms
- Driveway Parking
- Wood Burner
- Freehold
- Balcony
- Downstairs Shower Room
- Paddock
- Flexible Accommodation
- Council Tax Band C

Guide Price £495,000

SITUATION

Brookview nestles on the slopes of the Umborne Valley, located within the East Devon National Landscape amidst some of the county's most picturesque countryside. The property enjoys far reaching views and wonderful walks directly from the doorstep across surrounding fields and alongside the Umborne Brook, which meanders through the valley below. Despite its peaceful semi-rural setting, the property remains highly accessible, situated within easy reach of the A35 and just three miles from the popular town of Colyton.

DESCRIPTION

Brookview is an attractive four-bedroom semi-detached barn conversion, originally forming part of the outbuildings to Colhayne Farm and converted in the latter part of the twentieth century. Constructed with stone and rendered elevations beneath a tiled roof, the property combines character features with comfortable and flexible modern living. The property has received a number of improvements, creating well presented and practical accommodation throughout. At the heart of the home is a generous kitchen/dining/living space fitted with a range of units and integrated appliances, providing a sociable and welcoming main living area. Character features include exposed stonework, ceiling beams, and a wood-burning stove. Stairs rise to three well-proportioned bedrooms and a family bathroom, while the ground floor also benefits from a boot room and separate shower room. An additional area of ancillary accommodation offers exceptional flexibility and is currently arranged as a successful Airbnb, generating a useful additional income stream. This area could equally suit a variety of uses including separate living accommodation for multigenerational living, a granny annexe, home office, studio, or guest suite. The space includes a sitting room with sliding doors opening onto the patio, together with a kitchenette, while a separate staircase leads to the fourth bedroom, complete with a built-in cupboard and access to a balcony enjoying beautiful countryside views.

OUTSIDE

Brookview benefits from a right of way over the neighbouring property leading to a hardstanding area providing parking for several vehicles. A bank rises to the east with a sitting area perfectly positioned to take in the surrounding countryside and stunning valley views. A particularly notable feature is the orchard paddock situated on the opposite side of the lane, extending to approximately 0.5 acres and benefitting from electric supply. The land offers excellent potential for a range of uses, including keeping small livestock, creating a productive vegetable garden, or simply enjoying a more self-sufficient lifestyle in a beautiful rural environment.

SERVICES

Mains electricity. Private drainage & water (both shared). Electric night storage heating. 5.22 kw solar PV system with Solax hybrid inverter and option for a 4.8kw battery. Wood burner. Good outdoor mobile signal with all major networks. Standard broadband available. (Ofcom, 2026)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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