



Tudhay







# Tudhay, Tillworth Lane

Hawkchurch, Axminster, EX13 5UB

Devon/Dorset/Somerset border.

A charming period farmhouse with extensive land in a delightful peaceful country setting close to Hawkchurch village

- Lovely historic farmhouse
- 3 Bedrooms, potential for 4th/en-suite shower room
- Host of character features
- Formal gardens, kitchen garden, paddocks and copse
- In all about 6.83 acres
- Generous 1,965 sqft
- 2 Reception, garden room
- Wonderful far-reaching country views
- Outbuildings, stables and garaging
- Freehold. Council Tax Band F

Guide Price £750,000

## Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | [bridport@stags.co.uk](mailto:bridport@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

### THE PROPERTY

Tudhay is a charming chocolate box detached former farmhouse, occupying a lovely country setting with formal gardens, kitchen garden, paddocks and copse. It dates back to the 17th century, remodelled and extended in the early 19th century, having attractive colour-washed elevations under a thatched roof. The property is grade 2 listed, of architectural or historic importance, and has been a well loved family home for some 66 years.

The accommodation is well proportioned and spacious, with a host of character features, typical of its period, including sash windows, bay windows, window seats, exposed beams, cottage and panelled doors, flagstone floors, inglenook fireplace and ornate fireplaces and wide exposed elm floorboards to the attic room. There is excellent potential to create additional accommodation to the first floor. Bedroom 1 could be reconverted back to the original two bedrooms and the attic room could be converted into a further bedroom or an en-suite bathroom for the principal bedroom (subject to the usual consents).

A further big selling feature of Tudhay are the delightful formal gardens, kitchen garden, paddocks and copse, together with a good range of outbuildings/stables.

The property is offered with the benefit of no forward chain and early vacant possession.

Tudhay is a very rare and special opportunity, viewing is strongly recommended by the selling agent, Stags.

### OUTSIDE

Tudhay is set well back from the lane and approached through ornate metal double gates onto a large driveway with excellent turning and parking facilities. Detached tandem garage.

The front garden features a delightful lilypond.

The lovely, extensive, rear garden enjoys a sunny southwest aspect and stunning far-reaching views over the surrounding countryside. It comprises large expanses of lawn together with a whole variety of shrubs and trees and a fine weeping lime tree. There are pedestrian gates onto the lane and the kitchen vegetable garden.

The fenced kitchen vegetable garden is well laid out and includes established apple, pear & plum trees and soft fruits plus potting shed/greenhouse.

By the front garden/parking area there is a yard with three pony stables, loose box, tack room and pony shelter.

The balance of the land is quite extensive and comprises an old orchard field with apple trees, two larger grazing fields and a wonderful mixed copse of hardwoods.

There are currently no water troughs but there is a brook between the two main fields and a stream to the side.

None of the land is affected by any public footpaths and, therefore, is very private and secure





## SITUATION

Tudhay enjoys a lovely peaceful setting within an Area of Outstanding Natural Beauty (AONB), however, it is far from isolated being within just ten minutes' walking distance to the centre of the picturesque village of Hawkchurch.

Hawkchurch boasts a thriving and proactive local community with a splendid Norman church, a community shop, well regarded primary school and a modern village hall which hosts a variety of clubs and activities. There is a football field, a tennis court and a local pub favoured by walkers and locals alike. On the edge of the village is Hawkchurch Resort Holiday Park with gym and spa facilities. From the village there is a bus service into nearby Axminster. Axminster boasts a weekly market, surgery, library, swimming pool, two supermarkets and schools. It also has excellent rail links to London (direct to Waterloo) and westwards to Exeter, as well as further into Devon or onwards to Cornwall.

Bridport is also within easy reach, enjoying a broad range of shopping and cultural activities and events including a popular twice weekly street market.

The stunning Jurassic Coast World Heritage Site is easily accessible at Lyme Regis and Charmouth, both a few short miles from Tudhay. In addition to the village hall, there are schools for children of all ages in the area, including the highly regarded Colyton Grammer.

## SERVICES

Mains electricity and water, mains water only coming to edge of the property. Electric heating. Private drainage (bio treatment plant just installed in 2021), There is also a private bore hole/ 38' water well that serves the house.

Broadband - Standard up to 28Mbps

Mobile phone service providers available are EE for voice and data services inside and outside and O2, Three and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Hawkchurch village, follow Hawkchurch Road westwards. At the 'T' junction turn left and follow the lane approximately ¼ mile then take the turning on the right, signposted 'No through road'. Tudhay is seen after a short distance on the right.

What3Words: [///walls.compiler.draw](https://www.what3words.com/)

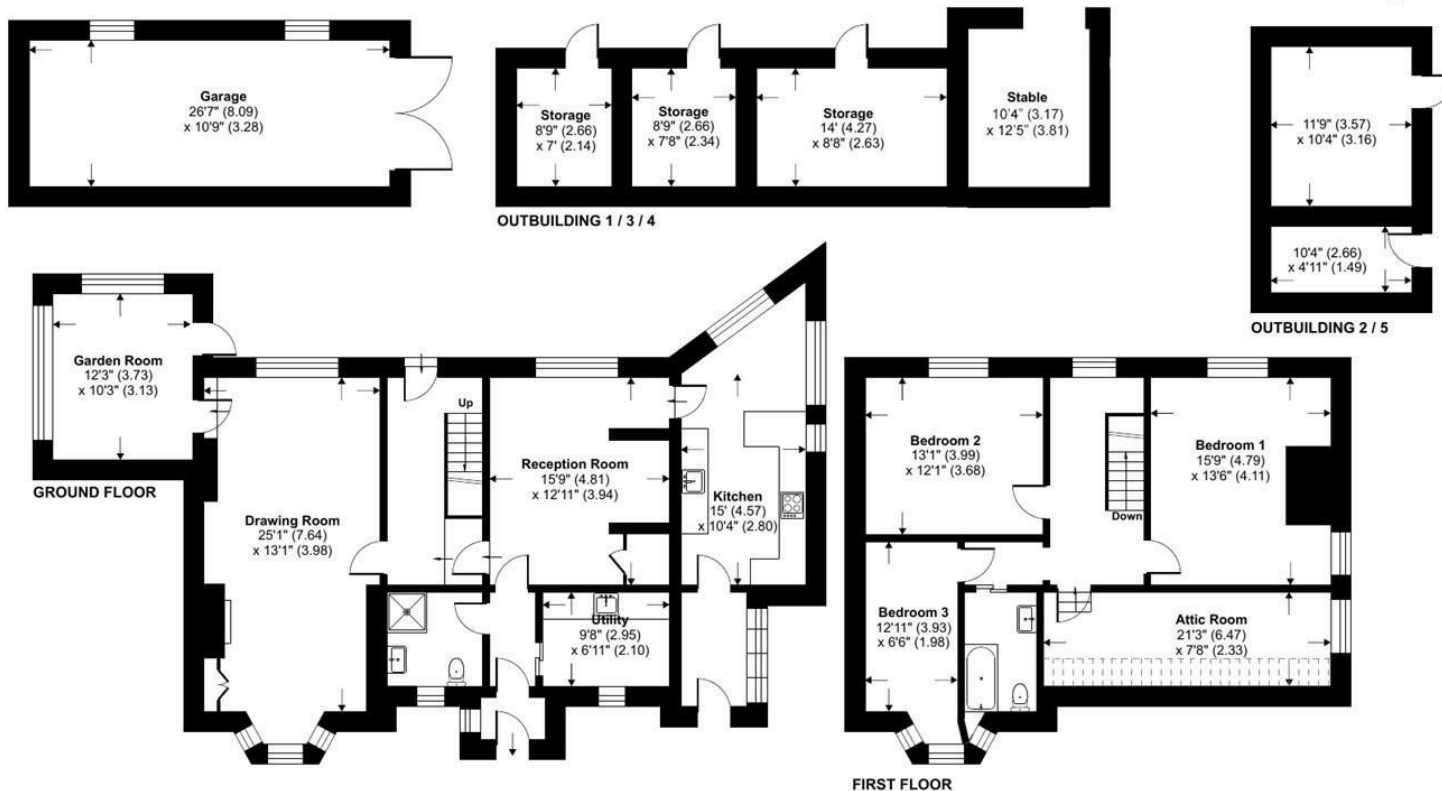
# Tudhaye, Hawkchurch, Axminster, EX13



Denotes restricted  
head height

Approximate Area = 1965 sq ft / 182.5 sq m  
Limited Use Area(s) = 44 sq ft / 4 sq m  
Garage = 286 sq ft / 26.5 sq m  
Outbuildings = 422 sq ft / 39.2 sq m  
Total = 2717 sq ft / 252.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Humberts. REF: 1257251



**STAGS**

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.



