

Hope Cottage

STAGS

Hope Cottage

Membury, Axminster, EX13 7AF

What3Words: ///minivans.obtain.empire

A beautifully presented detached family home, offering far reaching countryside views and all in approximately two acres

- Detached Family Home
- Village Location
- Wood Burner
- Large Garden
- Freehold
- Open Plan Kitchen
- Countryside Views
- Double Garage & Carport
- Paddock
- Council Tax Band E

Guide Price £650,000

SITUATION

Situated in a gently elevated position within the heart of Membury, the property has lovely views looking back across the village. The property enjoys the beauty of the surrounding Blackdown Hills National Landscape with plenty of countryside walks that are on its doorstep. Axminster to the south has a mainline station, shops and supermarket, about 10 minutes away, and there is access to the A30/A303 to the north. The Jurassic Coast, including Sidmouth, Beer and Lyme Regis, is easily reached by car.

DESCRIPTION

Hope Cottage is an individual detached home, built in the mid-1990s and forming part of an exclusive gated courtyard development of just three properties. Offering flexible and well-proportioned accommodation over two floors, the property is well suited to a range of buyers.

A welcoming entrance hall leads to the principal reception rooms. The open-plan kitchen/dining room is fitted with a range of base and wall units with integrated appliances, while French doors open onto the patio. The spacious sitting room enjoys a bay window, wood-burning stove and French doors to the garden. A versatile office, which could also serve as a ground floor bedroom, sits just off the kitchen, with a utility room and two cloakrooms completing the ground floor.

On the first floor, the principal bedroom benefits from built-in storage and an en suite bathroom with twin wash hand basins. Two further double bedrooms, both with built-in storage, are served by the family shower room.

OUTSIDE

The property occupies an enviable position at the end of a private courtyard and benefits from a garage, carport and parking for approximately three vehicles. The gardens are predominantly laid to lawn with a paved patio providing an ideal space for outdoor dining and entertaining, together with a greenhouse and well-stocked borders of mature shrubs and bushes. Beyond the garden lies a productive orchard with a variety of fruit trees and a useful timber outbuilding. A particular feature of the property is the adjoining paddock, extending to approximately 1.5 acres, which is accessed directly from the garden and also benefits from separate vehicular access via Church Lane.

The property may also be available without the land, subject to separate negotiation. Interested parties are invited to contact the agents to discuss this option further.

SERVICES

Mains drainage, electricity and water (metered). Oil fired central heating. Superfast broadband available. Variable outdoor mobile signal with Vodafone and 02, (Ofcom, 2026). WiFi calling recommended. Under floor heating in the bathroom and in one of the downstairs cloak rooms.











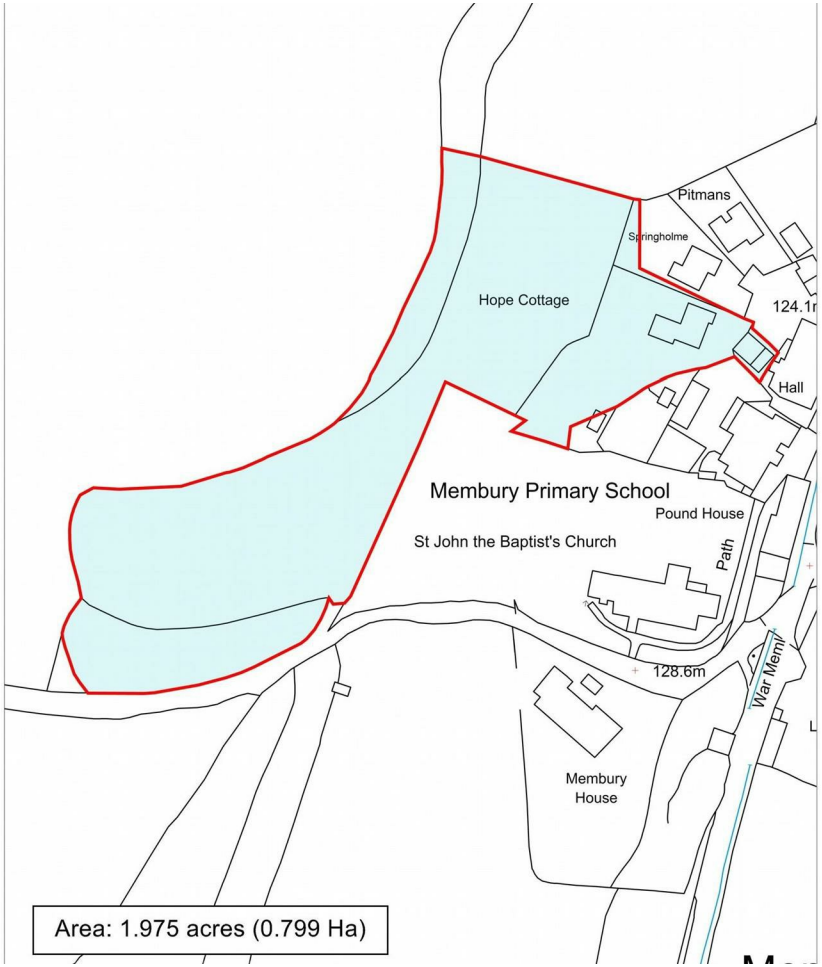


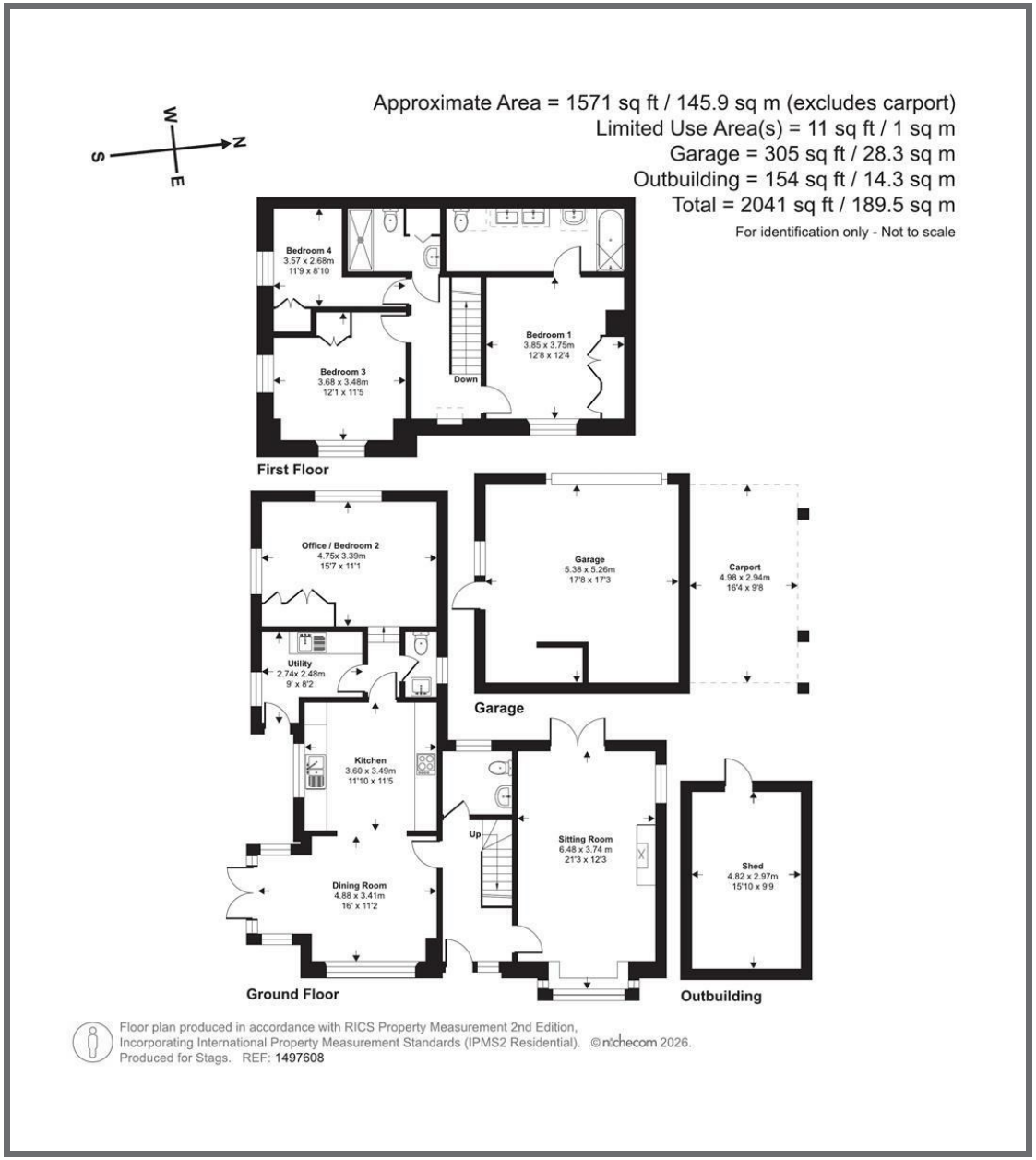


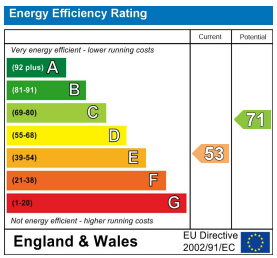




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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

honiton@stags.co.uk

01404 45885