

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

A photograph of a two-story terraced house with a central gabled entrance. The house has a grey tiled roof, two brick chimneys, and white-painted walls with a textured finish. The central entrance features a wooden door with a glass panel and a small gabled porch. The ground floor has two windows with white frames and a small black lantern-style light fixture. The first floor has three windows. The house is surrounded by a green lawn and a wooden fence. In the foreground, there is a small outdoor seating area with a round table and two chairs, and a large potted plant.

2 Elm Cottages

Fair View Lane, Colyford, Colyton, Devon

2 Elm Cottages

Fair View Lane
Colyford
Colyton
Devon EX24 6AF

A superb two bedroom period cottage with en suite shower, enclosed garden and allocated parking space.
No onward chain.



- Close to village facilities
- Well appointed accommodation
 - Tastefully decorated
 - Oak internal doors
- Good sized kitchen with appliances
 - Two bathrooms
 - Gas fired central heating
- Enclosed courtyard garden
- Allocated parking space

Guide Price **£250,000**

Freehold

Axminster Sales
01297 33122
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THE PROPERTY

2 Elm Cottages is an outstanding home set in the heart of Colyford. The property forms part of an attractive terrace of properties which were originally farm buildings. The cottage has been sympathetically modernised and extended some 10 years ago by a local developer. Part of the renovation works included a stunning kitchen extension along with modernisation throughout and creating allocated parking accessed from Fair View Lane. Built of stone elevations with a modern rendered front elevation this pretty period cottage is welcomed to the market in turn key condition with the benefit of current conveniences such as gas fired central heating and extensive double glazing.

To the ground floor is a delightful kitchen, fitted with a wide range of cream front wall and base units with wood effect work surfacing and a full range of integral appliances. The downstairs bathroom has again been finished to an excellent standard of specification with a contemporary white suite including a shower over the bath and extensive tiling. While the characterful sitting room features a large brick built fireplace housing a wood burning stove and a good size understairs storage cupboard. To the first floor are the two bedrooms, one double and one single, both with fitted/built in storage. The master bedroom benefits from an en suite shower room.

OUTSIDE

The property is accessed via the front garden which has been paved for ease of maintenance. There is a small garden store along with outside lighting and water supply. The total is well enclosed with timber fencing and provides access to the allocated parking bay.

SITUATION

Colyford is a historic village set a few miles inland from Seaton along the A3052 midway between Lyme Regis and Sidmouth. The village has an excellent community which supports a village Post Office, an independent butchers and two public inns, The Wheelwright and the White Hart. The former petrol station is now a listed building and houses a café. The village is also renowned for its Tramway. The small town of Colyton is under 2 miles away and offers a selection of local shops and fine old church that dates back to Saxon times. The excellent Colyton Grammar school is just up the road. Nearby resorts include Seaton, 2 miles and Lyme Regis, 8 miles, both on the Jurassic coast. Seaton has a much wider range of day to day amenities and facilities while Lyme Regis is renowned for its sandy beach and centuries old cobb. There is a main line station at Axminster on the London Waterloo line and the regional capital of Exeter is some 25 miles to the west and has connections to the M5 motorway plus a regional airport.

DIRECTIONS

///zoom.vessel.attention

SERVICES

Mains electric, gas, water and drainage.
Broadband : Superfast broadband is available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band: B

MATERIAL INFORMATION

The area around the property is at a very low risk from flooding from rivers and seas, and high risk from surface water. Our client has confirmed that the property has never suffered from an ingress of water during their ownership and have owned the property since it was converted in 2015.



Energy Efficiency Rating	
Current	Potential
Energy Efficiency Rating (EPC) scale	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
69	79
UK Energy Efficiency Rating (UK EPC) scale	
England & Wales	
EU Directive 2002/91/EC	



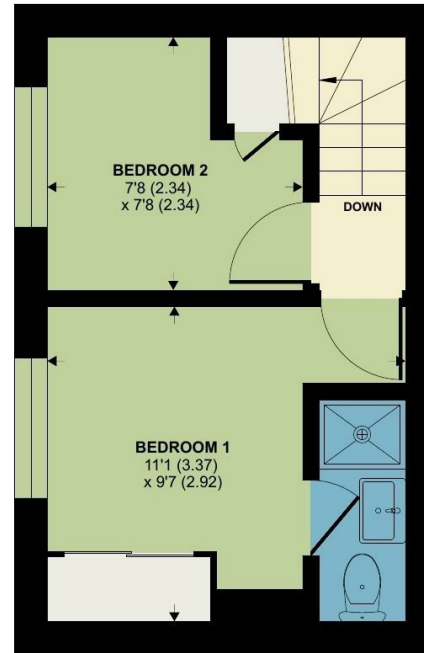
Fair View Lane, Colyford, Colyton

Approximate Area = 550 sq ft / 51 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1468313



Axm/RS/16.6.26



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