

Symonds  
& Sampson

# Tytherleigh House

Tytherleigh, Axminster, Devon

# Tytherleigh House

Tytherleigh  
Axminster  
Devon EX13 7BE

A substantial and individual 1950's style five/ six bedroom detached house offering 3029 Square footage of accommodation set in approximately 0.6 of an acre backing onto open countryside.



- Substantial property providing 3029 sq ft of accommodation
  - Set in 0.6 of an acre
  - Multiple reception rooms
  - Conservatory and garden room
- Gas Centre heating and UPVC double glazing to most openings
  - Brick paved driveway and adjoining garage
- Far reaching rural views from rear towards Hawkchurch village

Guide Price **£595,000**

Freehold

Axminster Sales  
01297 33122  
axminster@symondsandsampson.co.uk



## THE PROPERTY

Tytherleigh House comprises an impressive five/ six bedroom detached house built principally with rendered elevations under a tiled roof believed to date from the 1950s. The substantial and versatile living accommodation extends to approximately 3029 Square footage providing multiple reception rooms and numerous bedrooms with some enjoying en-suite facilities. There is potential to create an annexe/auxiliary accommodation should someone wish to reconfigure the layout subject of course to any necessary consents. Although the property enjoys a gas fired central heating system and UPVC double glazing to most openings some general updating and improvement may now be appropriate. A UPVC double glazed conservatory is accessed from the principal reception room via bi-fold doors providing a wonderful viewing point over the established rear garden with countryside views beyond. Other benefits include a brick paved driveway providing ample parking and an adjoining garage with electrically operated up and over door.

A particular feature are the established grounds which extend to approximately 0.6 of an acre incorporating various patio sections and lawn areas all backing onto open countryside.

## SITUATION

Tytherleigh is a small village comprising of individual properties set on either side of the A358. The nearby Tytherleigh Arms is renowned locally for its high quality cuisine while the main 30 bus service (Axminster to Taunton) runs through the village. There is also a recently opened farm shop. The larger village of Chardstock is less than a mile away with local amenities including primary school, post office/stores, parish church and village hall. Chardstock also offers many social clubs, bowls green and cricket pitch. Tytherleigh is situated midway between Axminster and Chard both of which offer a good range of day to day facilities, schooling and sports facilities. Axminster also has a mainline railway station on the Exeter to Waterloo line. The area around the village is popular for walking and riding. The heritage coast at Lyme Regis and Seaton is some 10 miles to the south.

## OUTSIDE

The property is approached by a brick paved driveway providing off-road parking leading to:

## GARAGE

Electrically operated up and over door.

## GARDENS

The majority of the gardens lie to the rear. To the side is an allocated vegetable area.

## REAR GARDEN

There is an initial patio area with steps leading to a lower lawn section. The majority is laid principally to lawn incorporating numerous mature plants and shrubs backing onto open countryside which provide distant rural views towards the village of Hawkchurch. The rear garden enjoys a south easterly aspect.

## SERVICES

All mains services connected.

Broadband: Superfast broadband available

Mobile Network Coverage: There is mobile network coverage in the area, please refer to Ofcom's website for further details.

Source- Ofcom.org

## LOCAL AUTHORITY

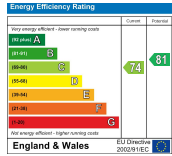
East Devon Council. Tel : 01404 515616

Council Tax Band E

## MATERIAL INFORMATION

The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk





# Tytherleigh, Axminster

Approximate Area = 2562 sq ft / 238 sq m

Garage = 467 sq ft / 43.3 sq m

Total = 3029 sq ft / 281.3 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 2026. Produced for Symonds & Sampson. REF: 1471154



Axm/JP/10.6.26



01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
, Trinity Square,  
Axminster, Devon EX13 5AW



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.