

An aerial photograph of a large rural estate. In the center, a large white house with a grey roof and solar panels is surrounded by a well-manicured lawn and several outbuildings, including a large wooden barn. The estate is enclosed by a high stone wall and is surrounded by vast, green fields. In the foreground, a fenced-in area contains a sand riding arena with a few horses. The background shows rolling hills covered in trees with autumn foliage, under a blue sky with scattered clouds.

Symonds
& Sampson

Newhaven
Chardstock, Axminster, Devon

Newhaven

Chardstock
Axminster
Devon EX13 7DA

A well-presented 4 bedroom country home with annexe set on the edge of a popular Devon village, with glorious views over beautiful countryside. Excellent equestrian facilities including an outdoor arena, stabling and with good outriding. Versatile barn, outbuildings and pretty pastureland. In all 5.61 acres (2.27 ha).



- Well-presented 4 bedroom country home set in 5.61 acres on the Devon/Dorset/Somerset border
- Edge of village setting, no immediate neighbours and glorious views
- Spacious 20 foot kitchen with room to dine and relax
 - No Onward Chain
- The Cabin one bedroom annexe set in mature gardens
 - Ideal equine property or smallholding
- General purpose barn, stabling and outdoor arena

Guide Price £895,000

Freehold

For Sale by Private Treaty

Axminster Agricultural
01297 33122

axminster@symondsandsampson.co.uk



SITUATION

Newhaven is set in an elevated location, with no immediate neighbours, overlooking the pretty River Kit valley, on the fringes of the village of Chardstock. Surrounded by the unspoilt, rolling countryside of the Blackdown Hills National Landscape (formerly an AONB) and close to the borders of Devon, Dorset and Somerset, the property has glorious views over its own land to the countryside beyond. Chardstock has a thriving community with a post office/community shop, village hall and church. Nearby, the bustling market town of Axminster offers good local facilities including supermarkets, cafes, a sports centre, swimming pool and mainline train station on the Exeter to London Waterloo line. Just 9 miles to the south, the countryside dramatically gives away to the Jurassic Coast World Heritage site and Lyme Regis with its famous Cobb and sandy beach, provides a range of independent shops and restaurants, as well as offering excellent opportunities for walking, fishing and swimming. The Cathedral city of Exeter is easily accessible with its excellent shopping and leisure facilities, access to the M5 and Exeter International Airport.

THE PROPERTY

Newhaven has been transformed into a generous, beautifully presented home designed for modern living during our clients' ownership. The property has been the subject of an ongoing program of refurbishment with the installation of solar panels which provide an attractive income and the flat roof has been recently replaced with a 15 year guarantee. Inside the wood flooring in the hallway continues into the kitchen and dining room, whilst the bay windows, the roof lantern in the kitchen and the balcony window in the master bedroom fill the house with an abundance of natural light. The renovated bathrooms are well appointed. At the heart of the home is the spacious contemporary kitchen/breakfast room with an island, providing space for dining or relaxing, with a double-sided woodburner, which also heats the adjacent sitting room. All the main reception rooms feature bay windows overlooking the sunny terrace and making the most of the views overlooking the property's fields to the rolling landscape beyond. There are two double bedrooms and a family bathroom downstairs. Upstairs the flexible accommodation consists of two further double bedrooms, the larger has a walk-in wardrobe and an ensuite Jack and Jill shower room.

Please see floorplan for accommodation and measurements.



OUTSIDE

Set back from the lane, the property is accessible by two gates, with the drive forming a loop leading to the house and garage, as well as providing ample parking. The landscaped gardens, which are mainly laid to lawn, feature a range of mature ornamental trees and shrubs providing year round interest. The enclosed garden to the rear of the house provides a private setting, whilst the terrace which runs the full length of the property, overlooks the front garden and land beyond. There is a pathway that gives access to the yard.

THE CABIN

The versatile timber-clad cabin is tucked away to the side of the garage, it is currently used as an annexe to the house. Accessed by a large patio window opening onto a wooded deck, the accommodation consists of an open-plan living space with a woodburner and bedroom with en-suite shower room. Alternatively it could provide a home office, studio or for income generation.

SERVICES

Mains electric and water. Private water. Private drainage (newly installed treatment plant). Solar photovoltaic panels with feed-in tariff.

Broadband: Ultrafast fibre available.

Mobile Network Coverage: Likely outside. Limited inside.

Source - Ofcom.org.uk





THE LAND

A pretty block of gently sloping permanent pastureland is mostly enclosed by mature hedges and divided in to well-fenced paddocks. The land will appeal to a range of lifestyle interests as an equestrian property or small holding. In all 5.61 acres (2.27 ha).

OUTBUILDINGS

Located north of the garden, with separate vehicle access from the road is an adaptable range of buildings set in a large concrete/ hardcore yard:

1. Steel framed 4-bay timber clad General Purpose Barn (18.29m x 9.14m) with overhang and external automatic drinkers.

2. Timber & galvanised iron Log Store (3.66m x 2.87m)
3. Cedar Stable Block (9.4m x 3.66m) with two loose boxes (3.66m x 3.66m) and tack room (3.66m x 1.83)
4. Timber Stable (3.66m x 3.66m)
5. Timber framed & galvanised iron Hay Barn (3.66m x 7.18m)
6. All-weather Outdoor Arena (40m x 20m) in the field.

MATERIAL INFORMATION

1. Newhaven currently uses a private water supply.
2. Newhaven is situated in Flood Zone 1, an area with a low probability of flooding.
3. No public or third party rights of way affect the property.

EDUCATION

Primary and pre-school at Chardstock. State secondary school at Axminster and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill, Blundells, the Sherborne and Taunton Schools

LOCAL AUTHORITY

East Devon District Council, Tel: 01404 515616
Council Tax Band: F.

DIRECTIONS

What3Words [///query.goodness.lobster](https://www.what3words.com/?query=goodness.lobster)

From the village of Chardstock, pass over the River Kit bridge, continue up the hill. Take the first lane on the left and turn almost immediately right into Newhaven.



Promap
LANDMARK INFORMATION

© Crown copyright and database rights 2024. OS AC000013445
Plotted Scale - 1:2,250. Paper Size - A4

SPORTING

All rights are owned and included in the sale. Racing at Taunton or Exeter. Golf at Lyme Regis or Cricket St Thomas. Sailing on the coast at Lyme Regis or Seaton.

VIEWING

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



Chardstock, Axminster

Approximate Area = 2319 sq ft / 215.4 sq m

Limited use Area(s) = 87 sq ft / 8.1 sq m

Cabin = 383 sq ft / 35.5 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 3081 sq ft / 286.2 sq m

For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
The energy efficiency class (letter) ranges from A (most efficient) to G (least efficient).			
Energy Efficiency Class	Score	75	75
Energy Efficiency Class	Score	62	75
Energy Efficiency Class	Score	62	75
Energy Efficiency Class	Score	62	75
Energy Efficiency Class	Score	62	75
Energy Efficiency Class	Score	62	75
Energy Efficiency Class	Score	62	75
For more information on energy ratings visit www.gov.uk/government/guidance/energy-ratings			
England & Wales EPC Directive 2002/91/EC			



FIRST FLOOR



GROUND FLOOR



CABIN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1208912



AxAg/ACG/June26



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: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

