



Symonds
& Sampson

Old Thatch

Birchill, Axminster, Devon

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Birchill

Axminster

Devon EX13 7LF

Nestled in a tranquil rural hamlet, this charming period detached cottage offers well-appointed accommodation, stunning gardens and views over the East Devon countryside.



- Picture-Perfect Period Cottage
 - Modern Fitted Kitchen
- Cloakroom & Walk in Pantry
 - Established Garden
- Garage & Off-Road Parking



Guide Price £525,000

Freehold

Axminster Sales
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THE PROPERTY

This charming chocolate-box cottage is rich in character and period features, including exposed beams and a fireplace, now inset with a log-burning stove. The cottage's beautiful interiors complement its historic charm, with a modern twist creating a comfortable and cosy home that captures the essence of quintessential Devon living.

ACCOMMODATION

The ground floor accommodation consists of two reception rooms, a kitchen, study or guest bedroom, and a cloakroom. The access to the cottage is through the sunroom that opens into the sitting room, in turn flowing through to the dining room and also a lovely cottage kitchen which has plenty of above and below counter storage as well as timber worktops, inset butler sink, electric hob, and an eye level double oven. A ledge and brace door leads through to the study and is a useful extra ground floor room which could also easily be used as a bedroom if required.

The sitting room has exposed timber beams, and an inset wood burner set into a fireplace surround with a staircase leading up to the first-floor accommodation which includes two double bedrooms both with lovely views of the gardens and a recently refitted modern bathroom.

OUTSIDE

The property is approached along a private lane and is set in a wonderfully semi-rural position surrounded by fields, with the cottage garden located to the rear of the plot, it enjoys an excellent degree of privacy. The country setting is truly idyllic and offers real escapism for those perhaps looking to get away from a more urban setting. The gardens are wonderful, they are set mainly to lawn and feature well stocked flower beds full of plants, with mature hedgerows and trees throughout the property.

There is a single garage with light and power with parking in front and alongside.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band F.

SITUATION

The property is set in a private rural location on an unnamed track on the edge of Blackdown Hills, on the fringes of the hamlet of Birchill. The surrounding rolling East Devon countryside offers a range of rural activities with footpaths and bridleways in abundance. The nearby village of Chardstock has a primary school and village shop/post office. The market town of Axminster about 4

miles away and offers a good range of amenities and services including the River Cottage Canteen and Deli on Trinity Hill. The Jurassic Coast World Heritage Site and the nearby resort of Lyme Regis boast its famous Cobb Harbour, sandy beaches and an excellent selection of restaurants, hotels and shops. The larger centres of Taunton and Exeter (with its regional airport) are within easy reach. Whilst surrounded by beautiful and unspoilt countryside the property is readily accessible by both road and rail. There is easy access to the M3 and M5 motorways via the A30/A303 dual carriageway. Axminster offers a mainline railway service to London Waterloo.

SERVICES

Mains electric and water. Private drainage. Modern electric, app controlled heating. Ultrafast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for details.

DIRECTIONS

<https://w3w.co/rosier.circulate.goodnight>

MATERIAL INFORMATION

Flood Risk

The property is located in an area with a very low flood risk.

Agents Note

The ridge on the thatch has recently been replaced



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Less than average	E		
Below average	F		
Very poor	G	71	26

EU Directive 2002/91/EC
England & Wales



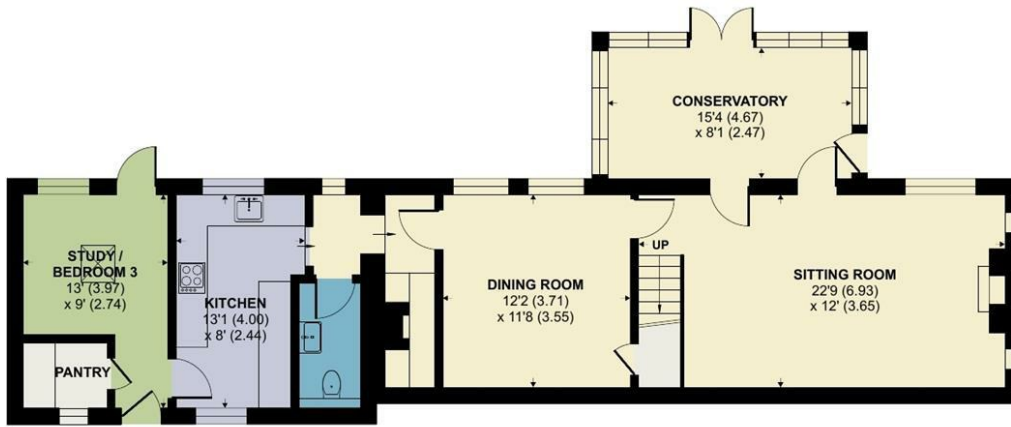
Old Thatch, Birchill, Axminster

Approximate Area = 1317 sq ft / 122.3 sq m
 Garage = 208 sq ft / 19.3 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 1565 sq ft / 145.3 sq m

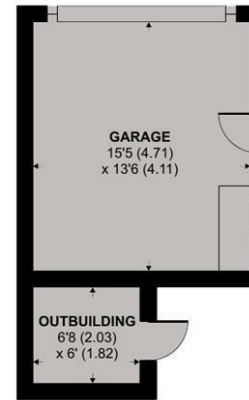
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FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING

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: 1458664



Axm/ACR/1.6.26



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