



Rosemary Cottage, Rosemary Lane, Musbury,
Axminster, Devon EX13 8AS

Reduced £295,000 Freehold



PROPERTY DESCRIPTION

A two bedoomed detached period cottage, with a delightful detached annexe, located in an idyllic and quiet village setting. Constructed with stone, brick and rendered elevations under a slate roof. The property has the usual attributes of double glazed windows and gas fired central heating. There is also the advantage of onsite parking, and a sunny courtyard at the rear.

The spacious and well-presented accommodation briefly comprises; on the ground floor, living room with log burning stove, shower room, and a kitchen dining room, with the first floor having an excellent sized dual aspect double bedroom, and a good sized single or smaller double.

Outside, there is a super detached annexe, which is presently used as a home office and has its own front door and entrance hall, with an office or guest bedroom with a door to an en-suite WC, but also has the space and potential for a shower or bath if required.

To the front of the property, there is a good sized gravelled parking area, and at the rear, there is a sunny courtyard, and there are pleasing outward views available from the upstairs windows.

FEATURES

- No Chain
- Two Bedrooms
- Detached Period Cottage
- Detached Annexe
- Onsite Parking
- Living Room With Log Burner
- Sunny Rear Courtyard
- Idyllic and Quiet Location
- Pleasing Countryside Views
- EPC Rating D





ROOM DESCRIPTIONS

The Property: -

The property has a number of period character features, including a delightful inglenook fireplace with a log burning stove in the living room, which also features an oak door to the staircase rising to the first floor.

Ground Floor

Oak front door with inset leaded light window into: -

Living Room

A most appealing dual aspect reception room, with windows to front and side. A fine Inglenook style brick fireplace, with brick hearth, fitted with a log burning stove. Ceiling beams. Period style radiator. Oak door to a curved staircase rising to the first floor.

At the rear of the living room, there is a further oak door and a step down into: -

Inner Hall

Feature exposed stone wall. Pine door to: -

Ground Floor Shower Room

Small paned window to side. Large walk in shower cubicle, fitted with a thermostatic shower. Glazed shower screen. Vanity style wash hand basin with chrome taps and cupboard beneath, with close coupled WC alongside with a wooden seat. Feature panel wall. Period style radiator. Ceramic tiled floor.

Returning to the inner hall, archway through to: -

Kitchen Dining Room

Stable door to side giving access to the rear courtyard garden and the detached annexe. Large L shaped picture window to rear and side in the dining area, giving views of the annexe, the courtyard garden and glimpses of the hills surrounding Musbury.

The kitchen area has been principally fitted to three sides with a range of matching colour washed wall and base units with contrasting ceramic handles. Run of work surface, with inset one and a half bowl ceramic sink with mixer tap, range of cupboards and drawers beneath, including space and plumbing for dishwasher. Inset space for Range cooker with glazed storage units to both sides and exposed shelving over. Further run of work surface, with cupboards beneath in a dresser style with tiled splashback.

The ceramic tiled floor goes through to the dining area, where there are two period style radiators and space for free standing fridge freezer.

Returning to Living room, curved stairs provide access to first floor.

First Floor

Window to side. Hatch to roof space.

Cottage style latched doors off to: -

Bedroom One

Dual aspect with windows to the front and side. A super large principal bedroom with a period style radiator.

Bedroom Two

Window to rear, providing lovely panoramic views of the hills and fields surrounding Musbury. Period style radiator. Door to over stairs airing cupboard.

Outside

The property is approached via Rosemary Lane, and gives access to a good sized gravelled parking area. On one side, there is a step to the front door and a raised flower and shrub border with a local stone wall, with feature rosemary planting. There is a timber gate between the Cottage and the annexe, which gives onto a paved path and leads down past the doors to the kitchen and the side door into the annexe, through to a small paved courtyard, which has a timber garden shed and the covered veranda for the annexe.

Annexe

Part rendered and part timber clad elevations under a slate roof. The annexe is approached from the front, through a timber front door with inset obscure glazed window into entrance hallway, where there is a quarry tiled floor, wall mounted shelves, hatch to roof space which has been part boarded.

A pine cottage style door then gives into a guest bedroom, study or office, where there are twin glazed patio doors which give access to a covered veranda, glazed door and glazed window to side with access to the side path.

A cottage style pine door gives access to an en-suite WC, which is presently being used as utility area and comprises; small paned glazed window to front, close coupled WC with timber seat, wash hand basin with chrome taps. Space and plumbing for washing machine. Quarry tiled floor. This WC has the potential to be transformed into a useful en-suite bathroom or shower room, subject to any necessary consents.

Council Tax

East Devon District Council; Tax Band D. - Payable 2024/25: £2,411.67. per annum.

Axminster

The beautiful market town of Axminster is set on the River Axe within the East Devon Area of Outstanding Natural Beauty, and is filled with traditional charm and character. With its quaint villages and unspoilt countryside, and just a few miles inland from the Jurassic Coast World Heritage Site, Axminster is the perfect place to unwind and get back to nature. With excellent rail links to London and Exeter, Axminster is a very popular town, with the best of Devon and Dorset on its doorstep.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

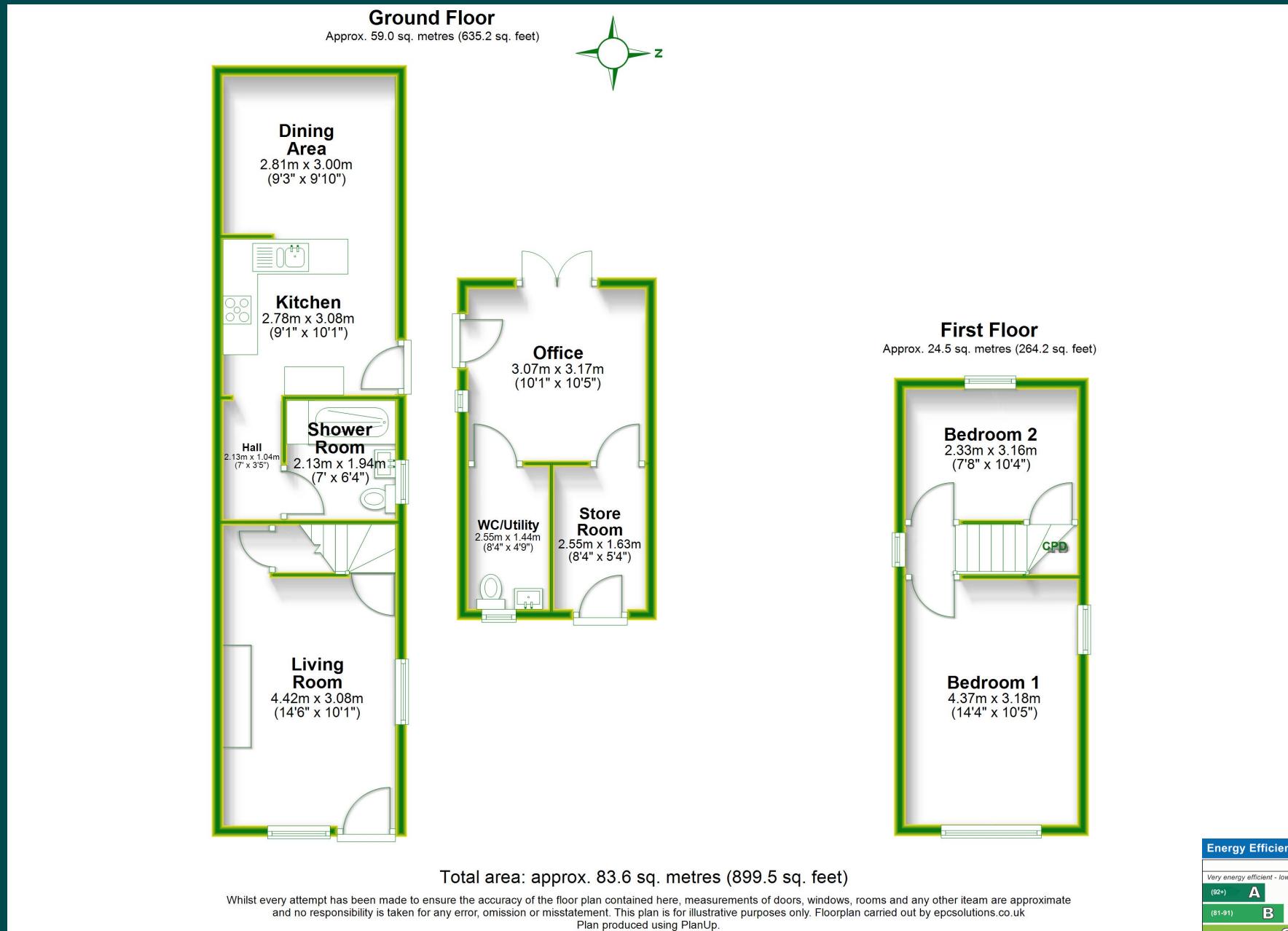
Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(65-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		57	81
EU Directive 2002/91/EC			