



Large versatile property with annexe & lodge £795,000 EPC C
Shepherds Knapp, Cooks Lane, Axminster, Devon EX13 5SQ

FORTNAM
SMITH & BANWELL

in brief...

3/4 bed Semi detached House +Annexe and Lodge

Stylish 3/4 bed extended main house, completely modernised

Feature large kitchen/Living area with wall to wall bifold doors

Hot Tub and patio area

Timber Lodge 2 Beds, Kitchen/Living, Bathroom

Most attractive versatile large property with rural views

Ground floor double bedroom/Reception

Large rear garden & patio main house

Adjacent 2 Bed Annexe, Kitchen/Diner, Lounge
Two beds and Bathroom

Countryside views. Plentiful parking

*Stylish 3/4 bed home
with 2 additional self
contained units*



in more detail...

"Shepherds Knapp" has been tastefully updated and well maintained throughout. Viewing is essential to appreciate the features and potential here. This lovely family home has the potential to become one 5/6 bedrooomed property if desired.

The main house was originally built in 1931 and has been extended to both rear and side by two storeys in 2015. Now the main house offers a great family home with 3/4 beds, 2 bathrooms, a stunning large fully fitted kitchen/Living area with wall to wall bi-fold doors into the garden. . Underfloor heating in kitchen, bathroom & utility. A long gravelled drive passes The Lodge with plentiful parking. Steps up to ground floor level balcony. The Annexe is the side extension.

Annexe: Beautifully maintained modern 2 bed 2 storey Annexe. Ideal for extended family self-contained unit or change of use from ancillary to letting may be sought. Offering a main living room, fully fitted kitchen/breakfast room with French doors out to rear garden and decking, and to the front, the balcony with seating area. Beautiful views across the vale. Ground floor WC. Underfloor heating throughout the Annexe. From the decking is access to the summerhouse containing a 6 seater hot tub. East Devon Band B.

The Lodge: Situated to one side of the long drive. Built 2009 timber clad, insulated 2 bed, 1 bath lodge. Business rated since 2009 and utilised as a successful self-contained holiday home. Successfully let for 14 years with good income. Open plan siting/dining with cream L shaped fitted kitchen.. Enclosed with painted fence and rear patio with Hot tub, seating/BBQ area (negotiable furniture) Electric separate to main house.

Outside: Pretty planted beds below veranda to front of house. Parking for 4+ cars. To the rear is a great south facing spacious paved patio ideal for relaxing & entertaining. Steps up to large lawns with mature planting. Timber shed. Additional attractive mid terrace patio with seating area. Timber gate to side leading to guest areas.



metered) Oil central heating main house & annexe. Electric heating to Lodge. EPC C. East Devon Band D.

Letting figures available to view for serious buyers.

Idyllic position in Cooks Lane with rural panoramic views to the front to Marshwood Vale. Raymonds Hill has a small sub post office with general stores. Short drive into Lyme Regis, Axminster, Charmouth and Bridport. Within secondary school catchment area for the sought after Woodroffe School.

Directions from Charmouth. Drive to top of The Street and roundabout with the A35 towards Axminster. Proceed on this road for about 2 miles taking the third turning right into Green Lane. Pass the campsite on left. Drive to T junction. Turn left then immediately right into Cooks Lane. "Shepherds Knapp" is approx. a mile on the left clearly signed with a bar gate and Lodge visible.

the location...

