



Springwell Cottage Whitford Road, Musbury, Axminster, EX13 7AP

Guide Price £350,000 Freehold

- Two Bedroom Detached Cottage
- Conservatory
- Separate Shower Room
- Country Views
- Lounge
- Kitchen and Utility
- Garden and Off Road Parking
- Dining Room
- Ensuite Master Bedroom
- Village Location

Springwell Cottage Whitford Road, Axminster EX13 7AP

A 2-bedroom detached cottage in the sought-after village of Musbury, near Axminster. This immaculate home combines comfortable living with charming cottage character features and enjoys attractive country views.

Inside, there are two reception rooms, one of which benefits from a fireplace, creating a welcoming focal point for everyday living or relaxed evenings. The property offers two double bedrooms, each with its own en-suite, providing privacy and convenience for occupants or guests.

Outside, the house features a garden and parking, adding to its practicality and appeal for those looking for village living with outdoor space.



Council Tax Band: D



Porch

Door leading to the accommodation.

Lounge

12'2" x 11'8" (3.73 x 3.57)

With a feature brick inglenook fireplace with a wood burning stove fire. A window to the front aspect, radiator and smoke detector.

Dining Room

8'7" x 11'9" (2.64 x 3.60)

With a feature brick built decorative fireplace and stairs with a wood hand rail and balustrade ascending to the first floor. A window to the front aspect, radiator and smoke detector.

Kitchen

6'1" x 8'6" (1.87 x 2.60)

This cottage style kitchen is fitted with a range of matching wall and base units with work tops above comprising a four ring electric hob with an extractor hood above and an oven underneath. Space for a free standing half fridge and a window to the side aspect.

Utility Room

Fitted with a stainless steel sink and drainer, with a space and plumbing for a washing machine under work tops. Further benefiting from a wall mounted boiler, loft access and a window to the front aspect.

Shower Room

Fitted with a white suite comprising a low level hand flush w.c. a hand wash basin inset into a vanity unit and a shower with a wall mounted electric shower. Further benefiting from a vertical radiator and a sky light window.

Conservatory

Accessed from the lounge this conservatory provides the perfect function to act as a alternative reception room, benefiting from a radiator and French doors that open onto the garden.

Landing

Doors leading to the accommodation with a smoke detector overhead and a window to the rear aspect.

Bedroom 2

8'7" x 10'7" (2.62 x 3.25)

A double bedroom with a window to the front aspect, radiator and loft access

En-suite W.C.

Bedroom 2 benefits from an ensuite w.c that is fitted with a low level hand flush w.c. and benefits from an opaque window to the side aspect and radiator.

Bedroom 1

11'7" x 10'7" (3.54 x 3.23)

A dual aspect double bedroom with a feature decorative cast iron fireplace. The rear aspect enjoys views of nearby fields. Further benefiting from a radiator.

Bathroom

Fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin , a bath unit and a shower with a wall mounted mains shower. Further benefiting from an opaque window to the front aspect and a storage cupboard.

Outside

The property enjoys a wrap around style enclosed garden that backs onto a neighbouring field. The garden is low maintenance and it spilt into a laid to patio seating area to the rear and a artificial lawn to the side with the benefit of a wooden shed.

Local Area

Musbury is a well-regarded East Devon village set between Axminster and Seaton, surrounded by beautiful countryside and close to the Axe Valley. The nearby market town of Axminster offers a range of shops, cafés and everyday amenities, along with a mainline railway station to London Waterloo and Exeter. Typical journey times are around 2 hours 45 minutes to London Waterloo and about 40–50 minutes to Exeter St Davids, making this a realistic option for commuters or regular travellers.

Local bus services connect Musbury with surrounding towns and the Jurassic Coast, including Seaton and Lyme Regis, where you can enjoy seaside walks, cafés and coastal attractions. The area is well known for its scenic walking routes and access to countryside and coast, appealing to those who enjoy an outdoor lifestyle.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

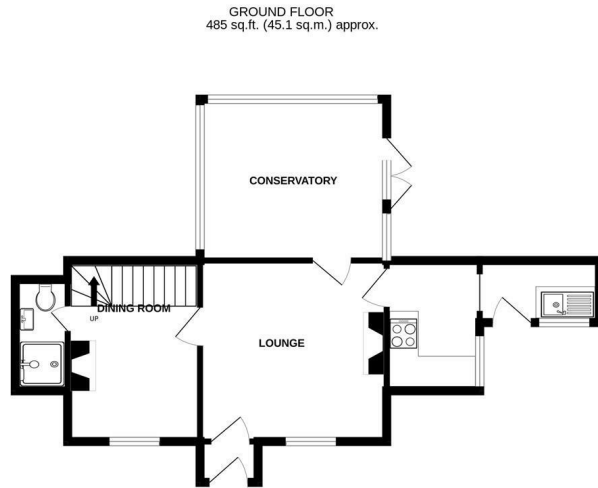
Council Tax Band: D

Utilities: All utilities as mains connected.

Broadband: Fibre to cabinet broadband is available. Visit openreach.com for more information.

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Flood Risk; Very low risk from flooding rivers and sea. High risk from flooding from surface water.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From our Axminster office, turn right, take the first exit off the roundabout and stay on this road until you reach the village of Musbury. Drive through the village, turning right opposite the petrol station, sign posted to Whitford. The property can be found a short way along on the right hand side.

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	