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Frogmore Cottage Hawkchurch, Axminster, EX13 5XB

Guide Price £425,000 Freehold

- Two Bedroom Detached Character Cottage
- Kitchen
- Enclosed Attractive Gardens
- Village Location
- Conservatory
- Two Single Garages
- Separate Lounge and Dining Room
- Family Bathroom
- Off Road Parking

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Occupying a prominent position behind an attractive stone wall and enjoying immense character throughout, this detached period cottage presents a fantastic opportunity for buyers seeking a home with charm, space and scope for further improvement. The property retains a wealth of original features, including exposed ceiling beams, deep-silled windows and feature fireplace, while offering generous and versatile accommodation arranged over two floors.

While the property would benefit from a programme of modernisation and cosmetic updating, it offers tremendous potential for a purchaser to create an exceptional family home. Externally, the attractive stone façade, enclosed frontage and established setting combine to create an appealing first impression.

2 1 2

Council Tax Band: E





Hall
Doors leading to the accommodation with stairs ascending to the first floor.

Lounge
15'1" x 16'2" (4.61 x 4.94)
A generously proportioned dual-aspect reception room enjoying plenty of natural light from the front and rear-facing windows and glazed door, while character features include an exposed ceiling beam that adds charm and individuality. There is ample space for both lounge and dining furniture, creating a versatile living environment ideal for everyday family life or entertaining.

Dining Room
13'7" x 17'5" (4.16 x 5.32)
A well-proportioned dining room offering an abundance of character with a attractive exposed ceiling beam and a brick fireplace with timber mantel, creating a focal point to the space. Front-facing windows allow for plenty of natural light, while a radiator provides heating. The generous layout offers ample space for a range of lounge furniture and entertaining, with access through to the kitchen and adjoining reception areas.

Kitchen
13'1" x 13'7" (4.00 x 4.15)
A spacious farmhouse-style kitchen offering excellent scope for modernisation and reconfiguration to suit individual requirements. Fitted with a range of timber-fronted wall and base units, work surfaces, a double sink, space for dishwasher and an oil-fired Aga providing both cooking facilities and character. Dual-aspect windows and a glazed external door allow for plenty of natural light, while the generous floor space offers potential for a breakfast table or informal dining area.

Conservatory
21'6" x 7'9" (6.57 x 2.38)
A bright and spacious garden room enjoying an abundance of natural light through an extensive range of windows overlooking the garden. The room offers a versatile space, while the glazed door provides direct access to the outside. Characterful exposed stonework adds charm and complements the attractive tiled flooring, creating a practical yet inviting environment.

Cloakroom
Fitted with a coloured suite comprising a low level hand flush WC and a hand wash basin.

Landing
Doors leading to the accommodation with a window to the rear aspect overlooking the rear garden.

Bedroom 1
10'5" x 16'4" (3.19 x 4.99)
A spacious double bedroom with natural light provided by windows to either end of the room. Character features include exposed timbers and built-in storage cupboards, offering a wealth of practical wardrobe and linen space.

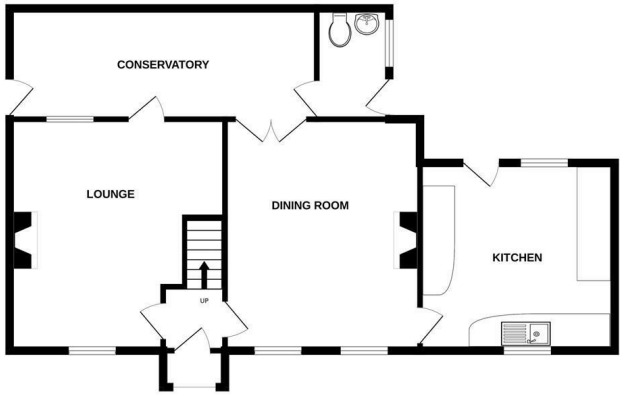
Bedroom 2
13'11" x 13'0" (4.26 x 3.97)
A good-sized double bedroom offering excellent potential for refurbishment and personalisation. The room enjoys natural light from a front-facing window with pleasant elevated views, while a radiator provides heating. Character features include exposed timbers and a built-in storage cupboard, adding charm and practicality to the space.

Bathroom
5'9" x 7'8" (1.76 x 2.35)
A first-floor bathroom fitted with a coloured suite comprising panelled bath with wall-mounted shower attachment, wash hand basin and low-level WC. A window provides natural light and a pleasant outlook, while a radiator ensures comfort throughout the year.

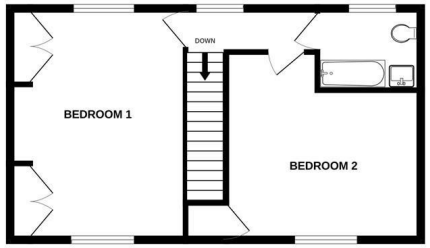
Outside
The property enjoys a particularly generous and well-established garden, laid predominantly to lawn and offering a wonderful sense of space and privacy. Gently sloping away from the house, the garden is interspersed with a variety of mature trees, shrubs and ornamental planting, creating year-round interest and a picturesque setting. A greenhouse, summerhouse and additional garden storage provide excellent opportunities for keen gardeners and outdoor enthusiasts, while the extensive lawns offer ample space for family recreation and entertaining. Enjoying an attractive outlook across the surrounding area, the gardens represent a standout feature of the property, providing a peaceful and highly versatile outdoor environment.

Agents Notes
Tenure: Freehold
Local Authority: East Devon
Council Tax Band: E
Utilities:
Broadband: Fibre to cabinet broadband is available to order. Please 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. Very low risk from flooding from surface water

GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.0 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

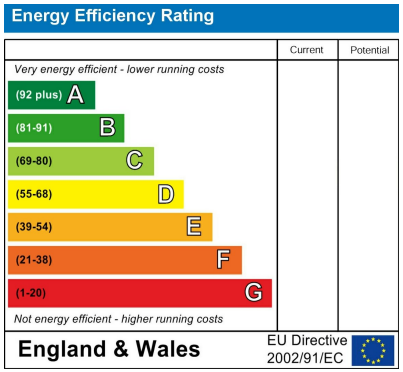
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Viewings

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

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