



2 Whitehays Cottages



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Kilmington, Axminster, EX13 7RP

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Renovated character cottage with stone barn, lapsed planning for extension and new dwelling in almost 1/5 acre gardens.

- Recently Renovated
- Substantial Garden
- Recent Re-Wire & Central Heating
- Lapsed Planning
- Freehold
- Character Grade II Listed
- Popular Village
- Stone Barn
- Parking and Garage
- Council tax band E

Guide Price £450,000

A beautifully presented character cob cottage, thoughtfully renovated to combine period charm with tasteful modern finishes.

Steps lead directly into the welcoming dining room, which in turn opens into a generous sitting room. This impressive space is rich in exposed beams and traditional features, centred around a striking inglenook fireplace now fitted with a contemporary wood-burning stove.

The kitchen is fitted with attractive units, solid wood worktops and a farmhouse sink. The ground floor benefits from cosy underfloor heating beneath tiled flooring, together with a well-appointed family bathroom and access to the garden.

Stairs rise to the first-floor landing, giving access to two double bedrooms, each with built-in wardrobes, and a further bedroom.

Outside, the cottage enjoys a charming rear courtyard garden with gravelled seating area and a stone-and-brick outbuilding equipped with power and light. A particular feature is the main garden, set on an elevated plot above the lane, offering a high degree of privacy. Laid predominantly to lawn with mature shrubs, pathways and a driveway, the garden also includes a garage in need of replacement.

Agent Note: There has been previous permitted planning permission, now lapsed, for a large two storey extension at the rear incorporating the stone/brick outbuilding into an annexe. There was also lapsed planning to build a separate dwelling in the grounds to the side.

Services: Mains electric and drainage. Recent upgrades include a re-wire and central heating via Air source heat pump. Constructed approx. 17th century of cob, stone and brick with render under a tile roof. Roof tiles may contain asbestos. Broadband up to 1,800 available, mobile signal good outdoors (Ofcom)





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