



# The Compass

Shute, Axminster, Devon. EX13 7NZ

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A beautifully presented and extended home arranged on two floors with flexible accommodation, panoramic countryside views with grounds and gardens approaching 1.3 acres

- Large porch and a traditional entrance hall with oak flooring
- Well-proportioned double aspect sitting room with an open fire
- Bright and spacious modern fitted kitchen/dining room
- Ground-floor double bedroom and a beautiful shower room
- First-floor principal bedroom suite with a feature apex window, balcony and large en-suite bathroom
- Wonderful double-glazed sun room
- Superb gardens and grounds
- Detached garage and stables

Guide Price £695,000

### SITUATION

The Compass is situated in a wonderful elevated position on the fringes of the small village of Shute, which in turn is located in an Area of Outstanding Natural Beauty amongst some of East Devon's most picturesque countryside. The grounds have splendid views to the East over the Axe Valley to the hills in the distance and there are some beautiful walks close at hand over the patchwork fields and nearby woodland. Shute is a popular village and has a primary school, church and there is also a bus service connecting the nearby towns and villages.

Kilmington is also close-by and has two public houses, village hall, primary school, parish church and popular farm shop and is situated about 2 miles west of the market town of Axminster. Axminster has a mainline rail





link to Waterloo, Tesco's store and a good range of independent shops and restaurants.

The bustling market town of Honiton is some 8 miles to the west, which also has an extensive range of amenities. The property also lies only 5 miles away from the renowned Colyton Grammar School, one of England's top mixed state schools. The World Heritage Jurassic Coast at Lyme Bay lies approximately 7 miles to the south, and the Cathedral City of Exeter is some 24 miles to the west. Exeter has an excellent shopping centre, mainline express rail link to London (Paddington), international airport and access to the M5 motorway.

### THE PROPERTY

The Compass is a unique detached property set in an enviable location betwixt the popular villages of Shute and Kilminster. Originally built, we believe, in the 1930's as a Gardener's Cottage, The Compass was named as such due to the 360 degree views it commanded and has large, sash windows which have been painstakingly restored. Being semi-rural and one of just 7 properties in the immediate area, The Compass offers a quiet retreat yet only a few minutes away from amenities. During the 20 years of current ownership the property has evidently had a significant amount of time, effort and money invested into the property to uncover its potential and create the fabulous and beautifully presented property that we find today.



The accommodation is roomy and well planned, being laid out so as to make the most of the outstanding panoramic views which lie predominantly to the East.

Worthy of particular note is the lofty master bedroom to the first floor, which, although being converted within the roof space, offers excellent height and fully glazed doors and side panels to a balcony which is a fantastic spot from which to enjoy the views. This room leads to a luxurious ensuite bathroom with bath and velux windows allowing for plenty of natural light. The excellently proportioned garden room adds another asset to the property, being wooden framed with a pitched, glazed roof and, again, in the perfect position to enjoy the views over your own land to the countryside beyond.

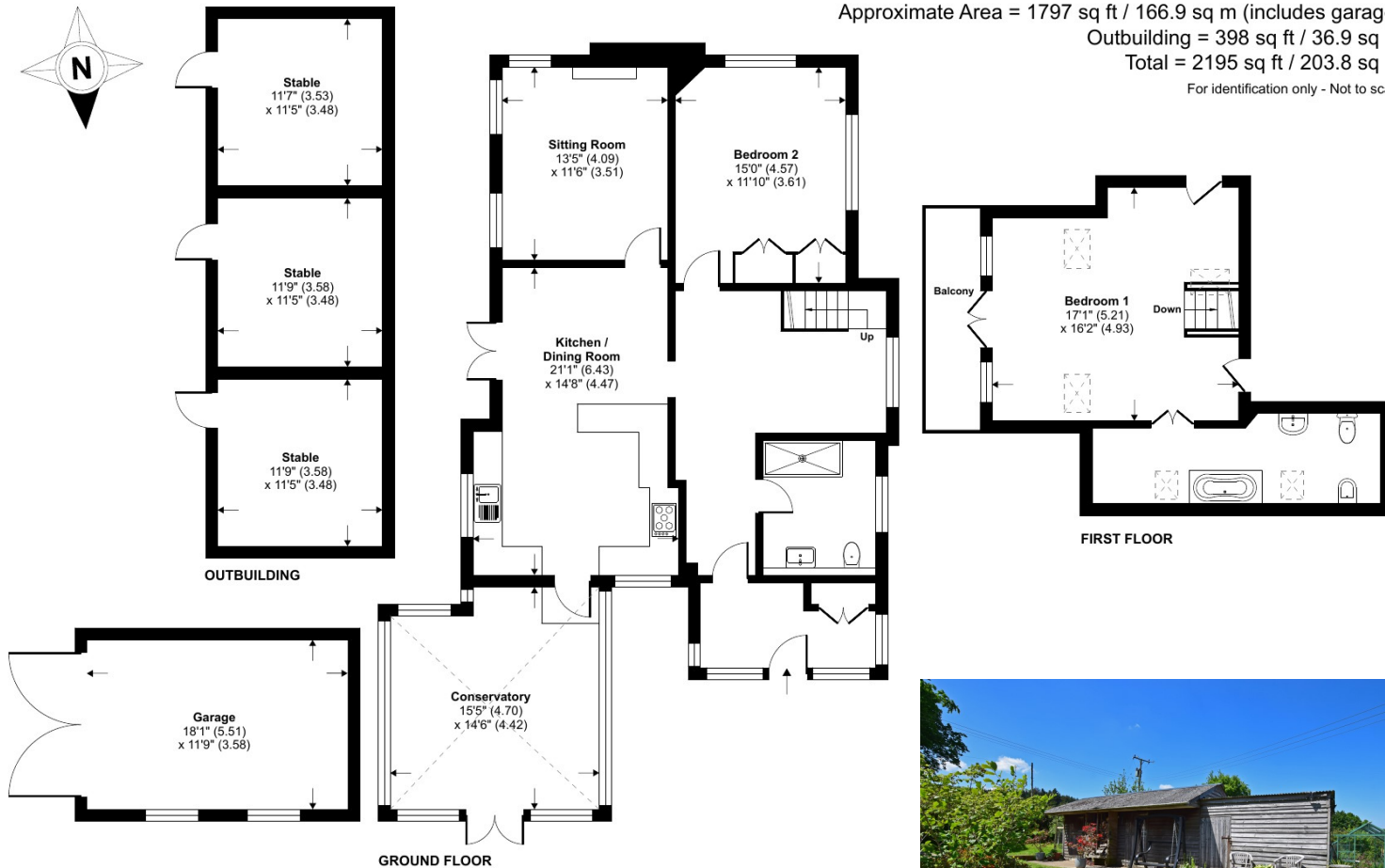
# The Compass, Shute, Axminster, EX13

Approximate Area = 1797 sq ft / 166.9 sq m (includes garage)

Outbuilding = 398 sq ft / 36.9 sq m

Total = 2195 sq ft / 203.8 sq m

For identification only - Not to scale



## OUTSIDE

The property is approached through a gated driveway which offers ample parking with the benefit of a detached single garage and a timber-built double stable block. The gardens wrap around the property and include a decked area which can also be accessed through the French doors in the kitchen. There is a vegetable plot, small orchard with apple and pear trees and also an area to the rear of the stables which used to house the chickens with a secret garden area with grasses and wild flowers.

The paddock offers a high grade of land with fencing separating it from the garden and is approximately an acre in size. The grounds in total amount to approximately 1.3 acres.

## DIRECTIONS

From Honiton take the A35 Axminster Road and continue for approximately 6 miles, turning right just past the Starbucks at Shute, which is signposted Shute and Colyton. Once entering Shute at the sharp right bend turn left. Follow this lane past the primary school for approximately 1 mile to Haddon Corner. Take the turning to the right sign posted Hampton/Whitford. The Compass will then be found after a short distance on the left.

## SERVICES

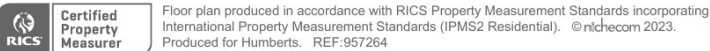
Mains electricity, water, Private drainage (septic tank) and oil-fired central heating.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.

## ENERGY PERFORMANCE CERTIFICATE

Rating: F.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF:957264

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