



Grove Cottage

Shute, Axminster, East Devon, EX13 7PU

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A superb detached residence set at the head of a long private driveway with spacious accommodation, delightful views and gardens and grounds extending to 3.43 acres

- Spacious entrance hall with a cloakroom
- Beautiful kitchen with a superb dining room extension
- Well-proportioned sitting room with a multi-fuel burner
- Separate study and a double aspect reception room
- Vaulted principal bedroom suite with balcony
- 3 further bedrooms, en-suite and en-suite WC
- Large bath/shower room
- Attractive gardens and grounds
- Two paddocks, two stables and store
- Detached double garage with a studio above
- No Onward Chain

GUIDE PRICE £995,000

SITUATION

Grove Cottage is situated in 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 West over the Umborne 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.

The popular town of Colyton lies about 2.5 miles away and has a strong community, good range of independent shops and also the renowned Colyton Grammar School, one of the country's top mixed state schools. The market town of Axminster lies about 3 miles to the East and has a wide range of shopping and recreational facilities, as well as a main line rail link to London Waterloo.





Exeter, the county town, is approximately 25 miles to the west and has an excellent shopping centre, sport and leisure facilities, university, main line express rail link to London Paddington and international airport. From Shute there is easy access to the M5, A303 and A35.

THE PROPERTY

Grove Cottage is a superb detached Victorian residence accessed over its own long private drive and with superb countryside views across the valley. The property has been beautifully upgraded and extended by the present owners over the past eighteen years of ownership. The oil centrally heated accommodation has an entrance hall which leads to the superb kitchen which has plenty of storage and built-in appliances, this is then open through to a lovely dining room which forms part of the 2010 extension with solid oak flooring and doors that open out to the gardens. There is a well-proportioned sitting room with a walk-in bay window and a fireplace with a multi-fuel burner. There are two further reception rooms, a study and a triple aspect room which enjoys the wonderful countryside views. Also, on the ground-floor is a large utility room and a cloakroom. On the first-floor are the four double bedrooms, the guest bedroom has an en-suite shower room and the large principal vaulted bedroom has a dressing room and a modern en-suite shower room. There is a large modern family bathroom with a separate shower and a bath.



GARDENS & GROUNDS

The wonderful grounds at Grove Cottage extend to 3.43 acres and are located to the north and east side of the property and are separated into two paddocks. There are two stables, one tack room with water and a small haybarn. The formal gardens at the sides and rear are laid to lawn with superb countryside views across the valley. The private tarmac driveway leads to the parking and turning area at the front of the property. There is a detached double garage with a studio above which would be perfect as a hobbies room with power and light.





Grove Cottage, Shute, Axminster, EX13

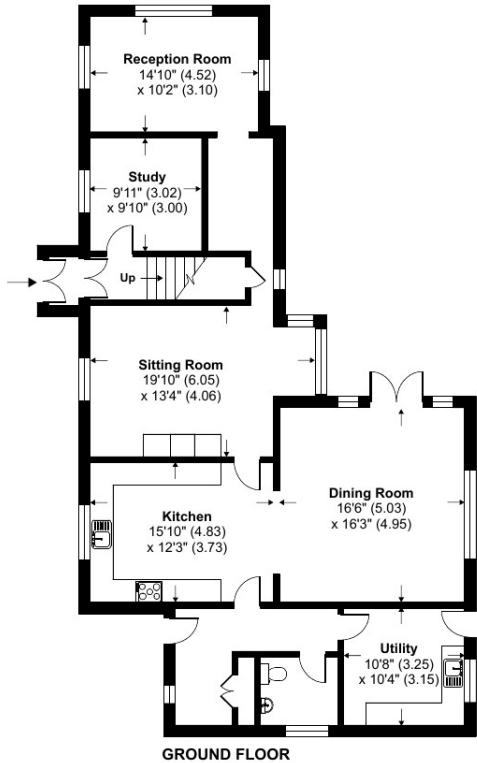
Approximate Area = 2631 sq ft / 244.4 sq m

Garage = 658 sq ft / 61.1 sq m

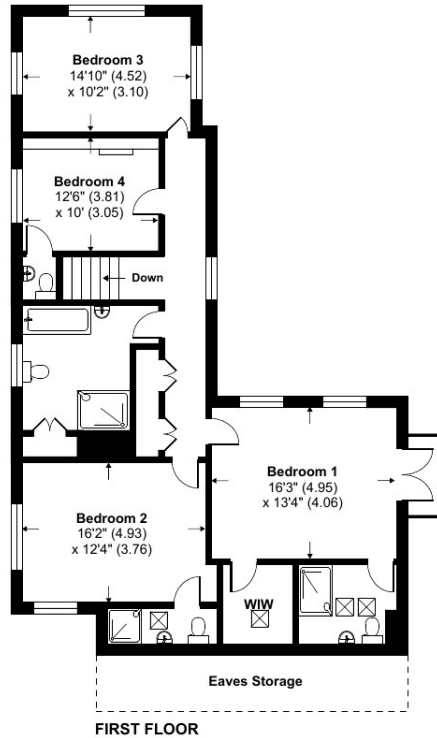
Outbuilding = 408 sq ft / 37.9 sq m

Total = 3697 sq ft / 343.4 sq m

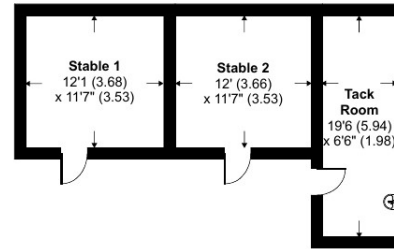
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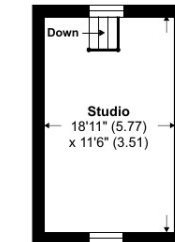
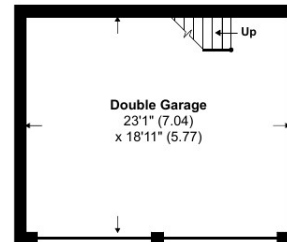
GROUND FLOOR



FIRST FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR

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. Continue for about half a mile where the driveway for Grove Cottage will be found on your right hand side just before the sharp right-hand bend and the entrance to Shute Barton.

SERVICES

Mains electricity and water. Private drainage (septic tank). Oil centrally heated.


LOCAL AUTHORITY

East Devon District Council - 01404 515616
Tax Band: F.

ENERGY PERFORMANCE CERTIFICATE

Rating: E



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF: 1020522

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