

Symonds
& Sampson



Ashes Farm

Whitford Road, Kilminster, Axminster, Devon

Ashes Farm

Whitford Road

Kilminster

Axminster

Devon EX13 7RF

An attractive four bedroom period farmhouse with adjoining two bedroom cottage, additional two bedroom apartment, outbuildings and grounds in the region of 1.6 acres (0.64 ha)



1.60 acre(s)

- Former farm complex
 - Grade II listed
- Tastefully modernised
 - Impressive features
- Four bedroom farmhouse
- Two bedroom apartment
- Two bedroom cottage
- Range of outbuildings
- Pretty formal gardens
 - Small paddock

Guide Price **£795,000**

Freehold

Axminster Sales

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THE PROPERTY

Steeped in history, this Grade II listed former farm has a rich history and has played an important role within the village, having been an active farm for hundreds of years. The current owners have worked incredibly hard transforming Ashes Farm and the two adjoining holiday lets, along with the gardens and grounds into a delightful family home, which offers a great detail of flexibility as well as the opportunity to derive an income. The whole package is well balanced with plenty of accommodation, a useful range of outbuildings and attractive level gardens, including a paddock and field shelter, currently the home to three pygmy goats. Ashes Farm also provides great potential for those looking for multi generational living or looking to live a slice of the good life in one of East Devon's most popular villages. It is important to know that all of the kitchens and bathrooms have been remodelled and updated over the past three years and that the whole property has been tastefully redecorated in light neutral tones.

ACCOMMODATION

ASHES FARM HOUSE

The original farmhouse is built of stone elevation under a hipped thatched roof and is believed to date from the 17th century with a later single storey extension to the rear. The farmhouse boasts many features including inglenook fireplaces, beamed ceilings and flagstone flooring. There are three spacious reception rooms, all featuring fireplaces with the main sitting room overlooking the garden with double doors leading out. The kitchen is fitted with a wide range of units, along with integrated appliances and includes an adjoining utility room and WC. To the first floor are four double bedrooms and a large family bathroom recently remodelled, now incorporating a separate shower enclosure.

THE FLAT (KNOWN AS THE BYRE)

This spacious two bedroom apartment features a sizeable main reception room, a fitted kitchen to the rear, bathroom and two bedrooms. One large double and a single room.

ASHES FARM COTTAGE

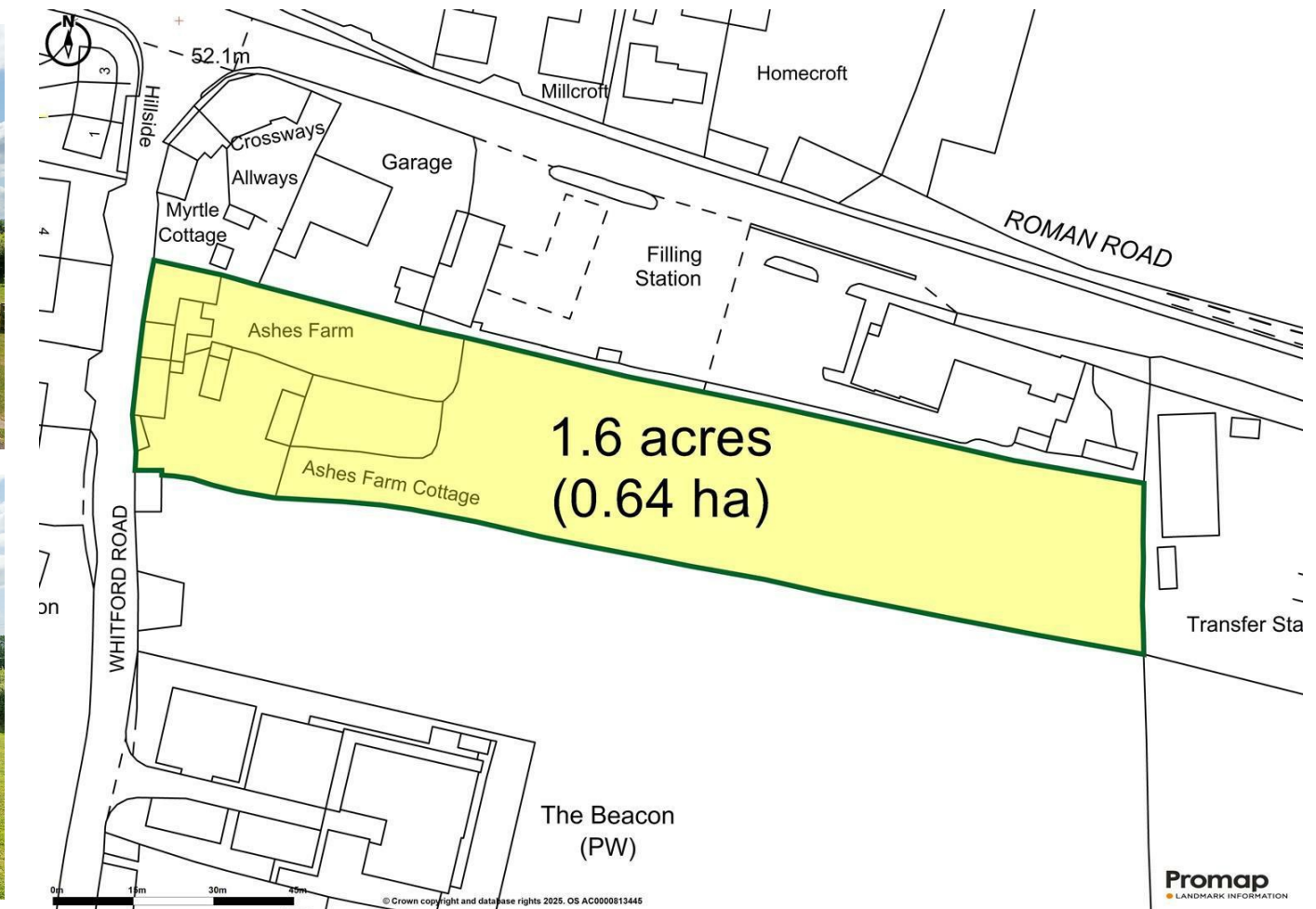
The cottage is accessed from the courtyard via the entrance vestibule which leads through to the kitchen. There is a pleasant dual aspect reception room with stairs leading to two generous first floor bedrooms. The shower room is located on the ground floor.





OUTSIDE

The property is approached from the roadside with gated access leading round to the courtyard, outbuildings and a gravelled parking and turning area. From the courtyard a concrete walkway leads to the rear of the cottage and apartment. Most of the formal gardens are to the rear of Ashes Farmhouse. Like the farm, these have been brought back to their former glory and much improved, yet retaining many of the original shrubs, specimen trees and a nice selection of historic fruit trees including plum and apple. The original stone privy has also been renovated to provide a useful garden store. To the right of the gardens a Devon bank provides a natural divide to a secondary area of lawned garden which the sellers have allocated for the enjoyment for their guests. From the



courtyard gated access via a five bar gate leads through to the paddock. Part of this has been section off for the goats, whilst the remainder of the land forms part of a beautiful enclosed outdoor space with stock proof fencing and mature hedged boundaries. In total the properties and grounds measure in the region of 1.6 acres (0.64 ha).

OUTBUILDINGS

Within the courtyard is an attractive stone built hayloft with adjoining store room and the laundry. There is also a three bay carport besides the main area of parking.

SITUATION

The village of Kilmington provides an excellent range of local

facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and public house. Further information on the village including many of the social events can be found on the website: www.kilmingtonvillage.com. The nearest by town of Axminster (2 miles) is a traditional market town on the Eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including two supermarkets; churches and a main line railway station on the Exeter to Waterloo line. Every Thursday Trinity Square hosts to a well supported local produce market. The beautiful Axe valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance.



SPORTING

Racing at Taunton or Exeter. Golf at Honiton, Seaton or Lyme Regis. Sailing on the coast at Seaton or Lyme Regis. Various sporting and social clubs within the area including Kilminster cricket club, along with gym and leisure facilities in Axminster.

EDUCATION

Primary schooling in Kilminster. State secondary schools at Axminster or Honiton, The Woodroffe School in Lyme Regis and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, Blundells at Tiverton. The Taunton and Exeter schools.

DIRECTIONS

What3Words
 ///detonated.bitter.ribcage

SERVICES

Mains electric, water and drainage.
 Broadband : Superfast available
 Mobile Network Coverage : Limited indoors, likely outdoors.
 Source - Ofcom.org.uk

LOCAL AUTHORITY

Eats Devon Council, Tel : 01404 515616
 Council Tax Bands
 Ashes Farm House - CTB E



The Flat - CTB B

Ashes Farm Cottage - Deleted

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea. Please note that the main farmhouse (including the flat) and the cottage are on separate titles.

Whitford Road, Kilmington, Axminster

Approximate Area = 2329 sq ft / 216.3 sq m (excludes voids, store & carport)

Cottage = 772 sq ft / 71.7 sq m

The Byre = 773 sq ft / 71.8 sq m

Barns = 358 sq ft / 33.2 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 4256 sq ft / 395.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1300855



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