

**Auction**

2 bed terraced house to buy in

Hillview, Dalwood, Axminster, Devon, EX13 7EG

£270,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Grade II Listed cottage with origins dating back to the 15th Century
- ✓ Generous cottage garden with mature planting and entertaining
- ✓ Private parking space with electric vehicle charging point

Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Tucked away in the heart of one of East Devon's most cherished villages, 1 Hillview is a charming Grade II listed cottage with roots dating back to the 15th century. Rich in character yet thoughtfully adapted for modern living, the property offers beautifully presented accommodation, a surprisingly generous garden, private parking with electric vehicle charging, and a fully insulated garden studio ideal for home working or creative pursuits.

Positioned along a quiet lane leading to the village hall, this is a home that perfectly captures the appeal of village life: a slower pace, a strong sense of community, and countryside on your doorstep.

The Property as It Stands

Steeped in history and believed to date back to the 15th century, 1 Hillview is a Grade II listed cottage that successfully balances period character with the practicalities of modern living. Tucked away along a quiet lane in the centre of Dalwood, the property offers well-presented accommodation arranged over two floors, complemented by a generous garden, useful outbuildings, private parking, and a highly versatile garden studio.

A glazed entrance porch provides a practical welcome, opening into a central hallway from which the principal living spaces are accessed. To one side, the sitting room is a warm and inviting space with windows to both the front and rear elevations, allowing natural light to flow through the room. A wood-burning stove forms the focal point, creating a cosy atmosphere during the cooler months, while the adjoining cloakroom adds convenience to the ground floor accommodation.

Opposite, the kitchen and dining room enjoys a similarly dual-aspect layout and offers a charming blend of traditional cottage styling and contemporary functionality. Granite work surfaces, a Butler sink and ample storage are complemented by space for dining, making it an ideal setting for both everyday meals and informal entertaining.

Upstairs, the first floor provides two bedrooms and a family bathroom. The principal bedroom is a comfortable double room overlooking the front of the property, while the second bedroom extends the full depth of the cottage and benefits from built-in storage and an adjoining en-suite shower room, offering flexibility for guests, family members or home working.

Outside, the cottage continues to surprise. The established garden is considerably larger than one might expect, with lawns, mature planting, colourful flower beds and a substantial decked terrace creating a variety of spaces to relax, entertain and enjoy the surroundings. Beyond the main garden lies a fully insulated garden studio with power, lighting and Wi-Fi, providing an excellent home office, creative workspace or hobby room. Additional utility and storage sheds further enhance the property's practicality, while a private parking space with electric vehicle charging point completes the picture.

The result is a home that feels both characterful and functional; a cottage with genuine heritage, yet one that readily adapts to the demands of modern life.

Note - There is Listed Building Consent granted to replace the front porch.

Dalwood & The Lifestyle

For many buyers, the appeal of 1 Hillview extends far beyond the cottage itself. Nestled within a picturesque valley in East Devon, Dalwood is widely regarded as one of the area's most desirable villages. Surrounded by rolling countryside and lying approximately three miles from Axminster and five miles from Honiton, it offers a rare combination of rural tranquillity and everyday convenience.

At the centre of village life is the renowned Tucker's Arms, a traditional thatched pub dating back centuries and regarded as the social heart of the community. The village also benefits from a thriving community-run shop, post office and café, nursery provision, churches, village hall and a packed calendar of clubs, events and community activities throughout the year. Dalwood's strong community spirit is frequently cited as one of its greatest attractions.

For those who enjoy the outdoors, countless footpaths and bridleways radiate from the village, while the Jurassic Coast, Lyme Regis, Beer and Branscombe are all within easy reach for days by the sea. Axminster, just a short drive away, provides a mainline rail connection to London Waterloo, making the village increasingly attractive to those seeking a better balance between home, work and lifestyle.

Why We Love It

Properties like 1 Hillview are increasingly difficult to find. A historic cottage with genuine character. A thriving village community. A substantial garden. Private parking. A dedicated home office. And countryside in every direction. Whether you're looking to escape the pace of town life, work from home in a more inspiring setting, or simply enjoy everything that village life in East Devon has to offer, 1 Hillview presents an opportunity to become part of a community that many aspire to, but few have the chance to call home.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Stone built

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

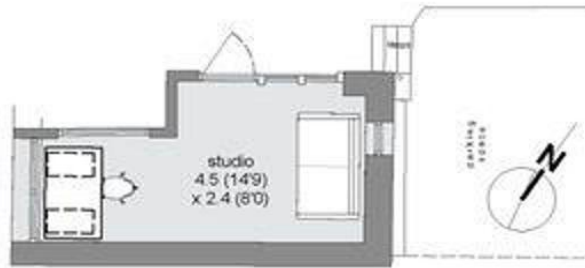
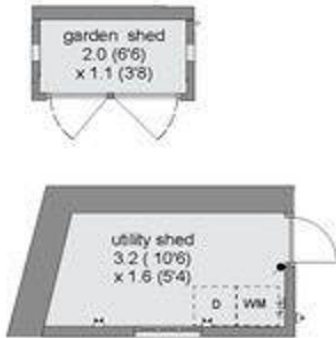
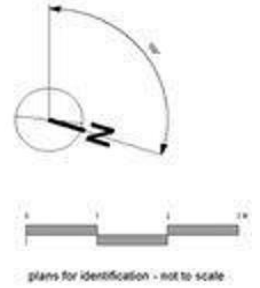
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



1 Hill View, Dalwood, Devon, EX13 7EG
 approximate floor area = 65 sm
 outbuildings = 19 sm
 Total = 84 sm

Hillview, Dalwood, Axminster, Devon, EX13 7EG

Contact your local branch today for more information on this property:

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