

Spuddlers Roost

STAGS

Spuddlers Roost

Dalwood, Axminster, EX13 7EL

What3Words: ///answer.bookcases.calendars

An attractive three-bedroom detached country home with beautifully established gardens and far-reaching rural views

- Three Double Bedrooms
- Vaulted Ceiling
- Established Gardens
- Garage and Driveway
- Freehold
- Open Plan Living
- Exposed Beams
- Countryside Views
- No Onward Chain
- Council Tax Band E

Guide Price £525,000

SITUATION
The property lies on the rural fringes of sought-after Dalwood, surrounded by beautiful East Devon countryside. The village offers a community shop, popular pub, village hall and church, while Axminster and Honiton provide further amenities and mainline rail links. The Jurassic Coast and coastal towns of Lyme Regis, Sidmouth and Seaton are also within easy reach.
DESCRIPTION
Spuddlers Roost is an attractive detached residence, built circa 2005 with local flintstone elevations beneath a slate roof. The accommodation is arranged on a single level and centres around an impressive open-plan kitchen and living space, featuring a vaulted ceiling with exposed sweet chestnut A-frames and beams. Large windows and French doors fill the room with natural light and enjoy views across the gardens and surrounding countryside. The principal bedroom is a generous double with built-in storage and an en suite shower room, while two further double bedrooms are served by the family bathroom. The property benefits from double glazing and solar panels.
OUTSIDE
The property is approached over a right of way from the country lane, leading through a five-bar gate to a gravelled parking area and substantial detached timber garage/workshop, which is insulated and benefits from a useful covered store.
The established gardens are well planted with a variety of mature plants and shrubs, together with a pond and waterfall, screened vegetable garden and greenhouse/potting shed. To the rear are several seating areas, including a paved terrace, from which to enjoy the delightful far-reaching views across the surrounding countryside.
SERVICES
We are led to believe it is mains electricity and water. It's understood to be mains drainage but we have been unable to verify this. Oil fired under floor heating.
Outdoor signal with all major networks. Standard broadband available (Ofcom, 2026).















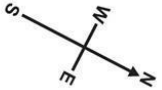


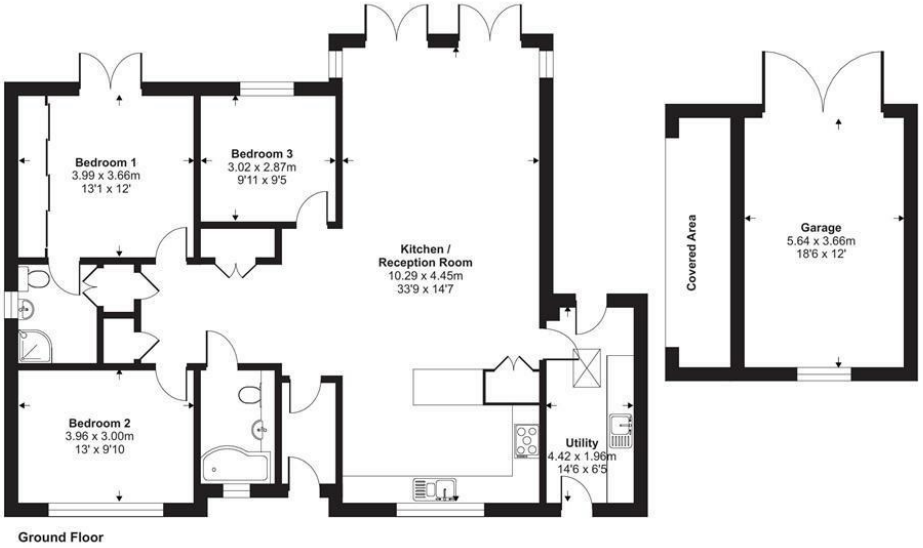


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Approximate Area = 1302 sq ft / 120.9 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 1520 sq ft / 141.6 sq m
For identification only - Not to scale

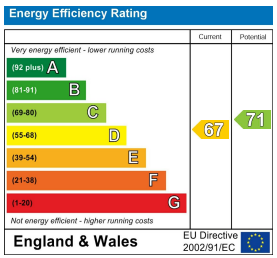




Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1512528

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Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885