

Symonds
& Sampson

Greenhayes Cottage

Whitford, Axminster, Devon

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Whitford
Axminster
Devon EX13 7PF

A beautifully presented detached period cottage with a wealth of character features, attractive enclosed gardens and double carport.



- Grade II Listed cottage
- Pretty village setting
- Inglenook fireplaces
 - Window seats
- Cottage style Kitchen
 - Study/office
- Impressive garden room
- Workshop, greenhouse & store

Guide Price £650,000

Freehold

Axminster Sales
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THE PROPERTY

Greenhayes Cottage is a charming and distinctive village home which holds more than meets the eye. Over the past 20 years, it has undergone significant alterations and improvements that combines many modern day conveniences with character features from what was originally three period cottages. The original building is believed to date back some 200 years and is built from whitewashed stone elevations under a thatched roof. During the 2000's the main house was comprehensively remodelled along with the addition of the garden room and improvements to the utility room. Worthy of particular mention are the three winder staircases which once served the cottages and remain in situ, adding to the charm of this delightful Grade II Listed residence.

ACCOMMODATION

The cottage has been well designed for modern day living with the kitchen being central to the ground floor accommodation and featuring a wide range of units and a Heritage oil fired range that also provides domestic hot water and heating via radiators. The adjoining dining room provides a pleasant formal dining space to entertain or for those family gatherings, with a large character inglenook fireplace housing woodburning stove. Meanwhile the main reception enjoys a dual aspect with feature fireplace as the main focal point. Double doors lead through to the delightful garden room which has been sympathetically designed with stone elevations and finished in a heritage green paint. A small office space has been created to the rear elevation and the utility room provides practicality with additional storage, space for appliances and the convenience of a downstairs cloakroom. To the first floor are three double bedrooms which include a notable master suite with spacious shower room and dressing area. The remaining bedrooms are serviced by the family bathroom.

OUTSIDE

The cottage is approached from the roadside via a gravelled parking area which leads to the double oak framed carport which is set under a tiled roof and includes an enclosed loft room which can be accessed from the garden. The gardens to Greenhayes Cottage are a sheer delight and have been much improved and well planted by the current owners. There are two sheltered seating areas which adjoin the rear of the cottage and provide a wonderful position to enjoy the southerly aspect. Low stone walled shrub and flower beds provide year round interest along with many established shrubs and mature trees planted throughout. Steps lead up to the main area of lawn along with gravelled pathways which wind throughout the garden and lead to the greenhouse, wildlife pond and the rear boundary. In the far corner of the garden is a brick and stone outbuilding what has been divided in two to provide a useful garden store and workshop with light and power. Outside lighting and water supply.

SITUATION

The property is centrally located within the small East Devon village of Whitford. Situated on the western banks of the River Axe, Whitford lies within some of East Devon's most attractive rolling countryside in an Area of Outstanding Natural Beauty and offers local amenities including a village hall with bar facility. The surrounding countryside has footpaths and bridleways in abundance offering a range of recreational opportunities. The adjoining village of Musbury offers a church, primary school, public inn and garage with convenience store and post office. The small town of Colyton, with its beautiful Medieval Church is less than two miles away and offers a range of local shops and recreational amenities including a library and the renowned Colyton Grammer School. Whilst the bustling market town of Axminster offers all of the facilities one would expect, including a supermarket,

independent shops, the River Cottage Canteen and Deli (located nearby at Trinity Hill) as well as recreational facilities including a sports centre with swimming pool. To the south is Lyme Bay, a dramatic stretch of the Jurassic Coast World Heritage site which features the popular resorts of Lyme Regis with its famous Cobb and sand beach, as well as the coastal villages of Branscombe and Beer. There are good transport connections locally including a mainline railway station at Axminster and good road connections both east and west with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, main line rail link to London Paddington, international airport and M5 access.

DIRECTIONS

What3words

///linked.plums.buck

SERVICES

Mains electric, water and drainage.

Broadband : Ultrafast available.

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616

Council Tax Band E.

MATERIAL INFORMATION

Greenhayes Cottage is at very low risk of flooding from surface water, rivers and seas.



Greenhayes Cottage, Whitford, Axminster

Approximate Area = 1561 sq ft / 145 sq m (excludes carport)

Outbuilding = 221 sq ft / 20.5 sq m

Total = 1782 sq ft / 165.5 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1276114



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