



Symonds
& Sampson

Willow Hayes

Furley, Axminster, Devon

Willow Hayes

Furley
Axminster
Devon EX13 7TR

Nestled in a tranquil rural hamlet, this charming period detached cottage offers well appointed accommodation, stunning gardens and glorious views over the East Devon countryside.



- Picture perfect period cottage
 - Tastefully modernised
 - Bespoke oak kitchen
 - Character features
 - Ample parking
 - Rural setting
- Surrounded by beautiful gardens

Guide Price £625,000

Freehold

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THE PROPERTY

Willow Hayes is truly one of those picture perfect 'chocolate box' cottages, set in an idyllic rural setting within the small hamlet of Furley. The cottage has been expensive refurbished by the current owners and is surrounded by glorious gardens, and the East Devon countryside. The cottage is built of mainly of stone elevations under a tiled roof with a pretty gable end entrance porch. The majority of the rooms enjoy dual aspects overlooking the gardens and unlike many periods properties Willow Hayes offers good ceiling highs, combined with modern conveniences and bespoke carpentry work. This cottage would be an ideal retreat for those looking to escape the hustle and bustle of city living.

ACCOMMODATION

The main entrance to the property is via the porch which leads into a beautiful cottage style kitchen/dining room which has been fitted with oak units finished in powder blue and solid wooden work surfacing with butler sink. There is an oil fired Rayburn as well as a summer oven and a further range of fitted appliances. The kitchen also includes a pantry and a utility room providing additional space for white goods, further storage and WC with wash hand basin. The adjoining sitting room features an attractive fireplace with wood burning stove as the main focal point and window seating. The second reception room has a bay window overlooking the gardens, stable door and bespoke storage solutions. To the first floor are three bedrooms and a traditional bathroom with wall panelling and freestanding ball and claw bath.

OUTSIDE

Willow Hayes is approached from a private lane where you will find a sizable, gravelled driveway and parking area to the western boundary. The gardens and grounds of Willowhayes are exceptional with the plot measuring on the region of a third of an acre. The gardens provide year round interest and have been well designed with a wide variety of mature specimen trees, herbaceous borders and seasonal offerings depending on the time of year. A pleasant seating area has been created to make the most of the views over the surrounding countryside. A small stream runs along the northern and eastern boundaries where you will also find a timber framed garage and lean to, housing the water tank and private water filtration system.

SITUATION

The cottage occupies a pleasant rural location within the small rural hamlet of Furley and is positioned less than two miles from the main village of Membury which includes a local primary school, parish church and village hall. It is an active community with many clubs and societies ranging from film shows and panto to badminton and short mat bowls. Membury lies within the Blackdown Hills Area of Outstanding Natural Beauty, 4 miles north west of Axminster and 7 miles from Chard. The market town of Axminster provides a good range of day to day amenities including shops, schools and cafes together with a mainline railway station on the London Waterloo line and the renowned River Cottage situated in the nearby Trinity Hill. The heritage coast with resorts such as Lyme Regis and Seaton is some 6 miles distant from Axminster and the regional centre of Exeter is 25 miles to the west,

with connections to the M5 motorway and regional airport. Taunton, the county town of Somerset lies approximately 18 miles to the north.

DIRECTIONS

What3Words
///wobbles.battle.kitten

SERVICES

Mains electric. Private drainage and water.
Broadband: Standard
Mobile Network Coverage : Likely outside. Unlikely indoors
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616
Council Tax Band E

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea. Willow Hayes shares a private water supply with Goddards (property to the north). There is a secondary vehicle access to the property via New House Cottage where you have a right of access of their driveway.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		

Willowhayes, Furley, Axminster

Approximate Area = 1050 sq ft / 97.5 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1184 sq ft / 109.9 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: 1284111



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