



Willow Hayne



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, Fenny Bridges, EX14 3BG

Ottery 3 miles; Honiton 3 miles; Exeter 16 miles;

A unique country home offering tremendous potential

- Detached
- Substantial 32' x 23' Barn
- Approx. 1.4 Acres
- Landscaped Gardens
- EPC F
- Garage & Outbuildings
- Two Paddocks
- Four Bedrooms
- Freehold
- Council Tax Band F

Guide Price £650,000

Set in the peaceful hamlet of Fenny Bridges, just a short walk from The Greyhound Inn and half a mile from Feniton village with shops, a school, and a rail station. Easy access via the A30 to Honiton (3 miles) and Ottery St. Mary (2 miles) for everyday amenities. Exeter is within commuting distance, offering cultural, educational, and transport links, including the M5 and airport. The South Coast at Sidmouth is just 8 miles away.

Approached via a driveway and front garden path, the front door opens into a spacious triple-aspect sitting room with views of the gardens, this space features a stone fireplace, and doors to both the rear garden and kitchen. The kitchen/dining room includes tiled flooring, ample storage, an electric hob, oven, Rayburn, and a large window overlooking the front garden. To the rear are a W.C, utility space, and door to garden.

Upstairs are two generous double bedrooms to the front, one with a modern en suite, plus two further bedrooms, a walk-in cupboard, airing cupboard, and a family bathroom with bath and corner shower.

The landscaped gardens are a standout feature, with lawns, colourful borders, patio pathways, mature shrubs, and a tranquil pond. A large single garage offers utility space, power, and light, with an adjoining store, W.C, and potting shed.

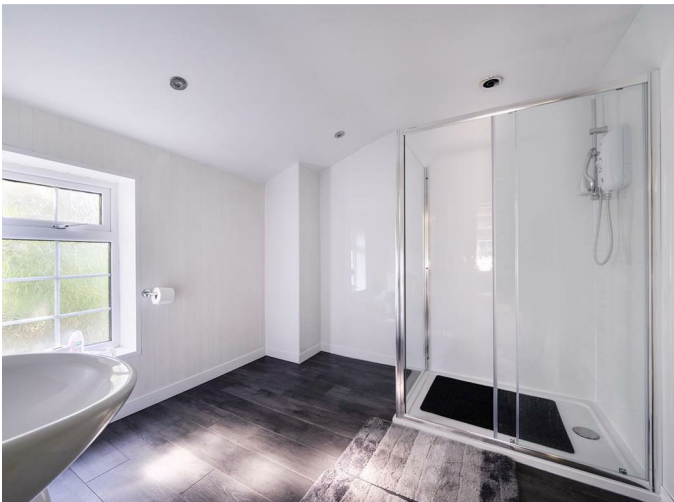
A driveway leads to ample rear parking and a substantial 32' x 23' barn with lean-to, presenting excellent scope (subject to the necessary consents). Beyond lie two level grass paddocks enclosed by fencing and hedgerows. In all, the property extends to about 1.4 acres.

Services: Mains electric and water. LPG central heating. Private drainage - Septic tank (untested). Mobile signal good outdoor and in-home with all major networks (Ofcom). Standard and Ultrafast broadband available via Openreach, AllPoints Fibre (Ofcom).

Agents note: The sellers have made us aware that the property was affected by a freak flood in 2008. For more information please ask the agent.

Directions - What3words: ///joys.behalf.newlywyed





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



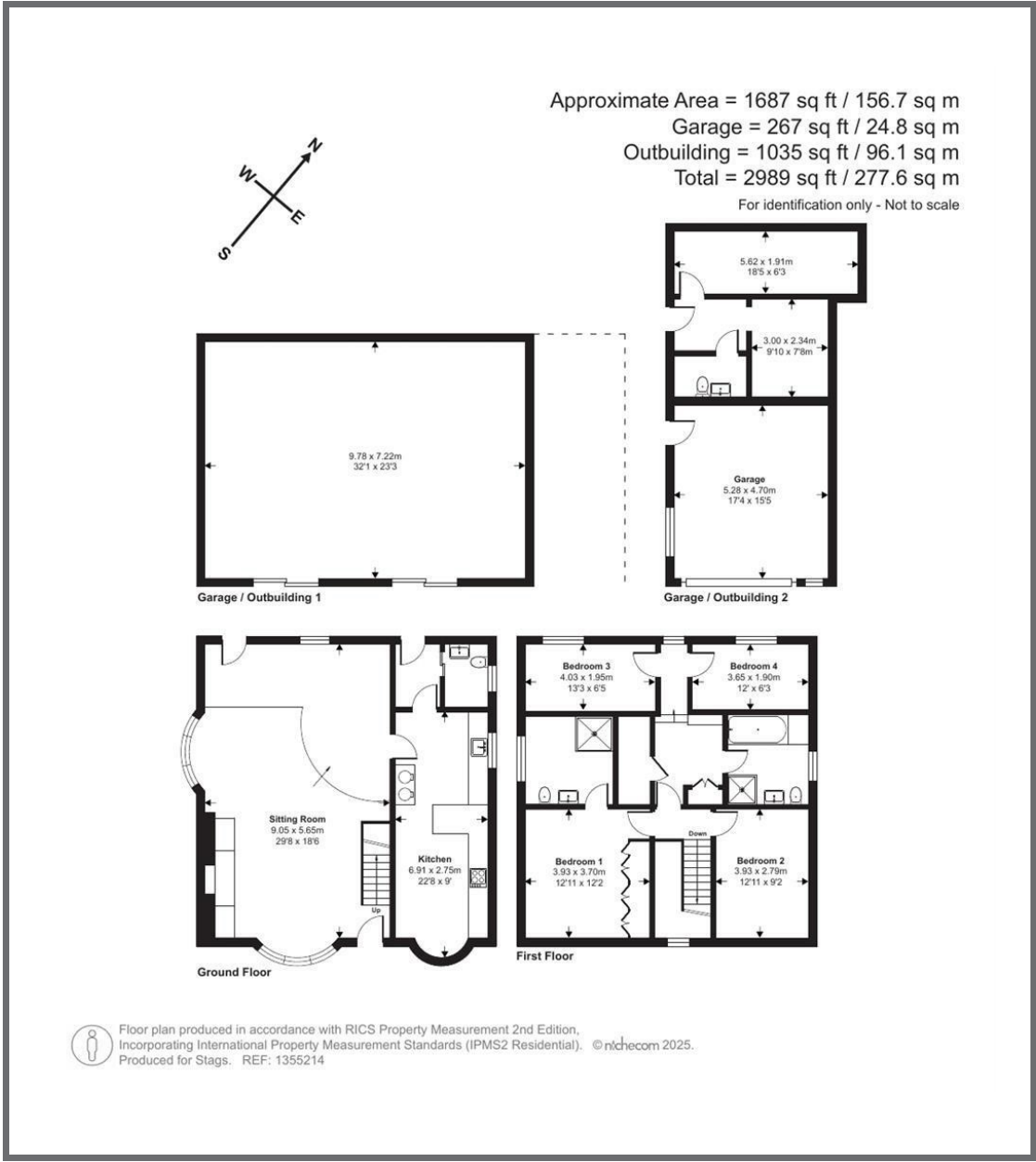
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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