



Long Orchard



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Furley, Axminster, Devon, EX13 7TR

Axminster 5 miles; Honiton 8 miles; Lyme Regis (Jurassic Coast) 11 miles; Taunton 15 miles; Exeter 20 miles

A wonderful detached country home with bright and spacious accommodation, delightful gardens and an orchard

- 4 Bedroom country home
- Orchard
- 2 Sitting rooms
- Utility
- Delightful countryside views
- Beautiful gardens and grounds
- Kitchen / breakfast room
- Garden room
- Potential annex (STPP)
- Several parking spaces and garaging

Offers In Excess Of £825,000

## SITUATION

The hamlet of Furley, within the Yarty Valley, is amongst the beautiful East Devon countryside, designated an area of Outstanding Natural Beauty. The hamlet has a handful of charming properties providing a close knit community whilst enjoying a peaceful rural lifestyle. Being close to the Devon, Dorset and Somerset borders the property is conveniently situated for a number of pretty unspoilt villages, including the small village of Membury about 1.1 miles away with its Church and primary school academy. The market towns of Axminster and Honiton offer good day to day amenities including main line railway stations on the Exeter to London Waterloo line.

Exeter to the west and Taunton to the north both provide a comprehensive array of retail and leisure facilities and access to the M5. Exeter International Airport offers a number of domestic and international flights. The beautiful Jurassic Coast is within an easy drive and includes the popular towns and villages of Sidmouth, Branscombe, Beer and Lyme Regis.

## DESCRIPTION

Long Orchard is a wonderful family home dating back to the 1950s with later extensions and development in 2007 and 2014. The property enjoys a beautiful country setting appreciating a glorious outlook over the gardens, grounds and surrounding unspoilt farmland. The family home offers spacious and flexible accommodation whilst the grounds provide all that is needed to enjoy a countryside lifestyle.



## ACCOMMODATION

Front porch leads into an attractive entrance hall with stairs to the first floor and cupboards beneath. The study provides an excellent space for working from home and looks out over the front drive and gardens. The first sitting room is delightful with a couple of steps leading down into the kitchen / breakfast room creating a modern, open plan layout. There is a log burner with oak mantel and slate hearth. The kitchen is well fitted with an array of wooden base units and ample worktop space. Next to the large Belfast sink is a built in dishwasher. There is a double Lacanche gas range cooker and stand alone fridge and freezer. The kitchen has space for a large breakfast table and with the two Velux windows it creates a lovely light and bright environment. To the east side of the property is a utility, cloakroom and additional porch with coat cupboard. The utility has base units with a sink and plumbing for a washing machine. The dining room is a good size with double aspect overlooking the gardens and allowing plentiful light to fill the room. The second sitting room is a generous size and has a charming feature fireplace with log burner, oak mantel and slate hearth. Large windowed doors lead into a pleasant garden room with beautiful views.

The first floor has a large landing area creating a lovely flow to the first floor accommodation comprising four good size bedrooms, an en-suite and a family bathroom. The principle bedroom is an excellent size with two built in wardrobes and benefits from the en-suite. The en-suite is nicely arranged with w/c, wash basin and shower cubicle. The family bathroom has been modernised to a high standard with w/c, wash basin and bath with shower over. All the bedrooms have delightful views overlooking the gardens and surrounding countryside.

## OUTSIDE

The gravelled parking area gives access to a recently built car port, large covered wood store and storage garage. Subject to the necessary consents the storage garage could be converted into ancillary accommodation.

The grounds of Long Orchard are the true selling point of the property and have been lovingly landscaped and cared for over many years by the current owners. The initial gardens wrap around the property with established flower beds, mature trees and shrubs. Directly south of the main house is a perfectly positioned patio for outdoor relaxation and alfresco dining. To the east, a slightly sloping lawn leads down to a wilder section with mature shrubs and trees. West of the property is an extensive allotment with two greenhouses and potting shed providing the ability of a truly self-sufficient lifestyle. Further west is a large orchard with apple and cherry trees measuring to approximately 0.37 acres. In total the property measures to approximately 1.59 acres.

## SERVICES

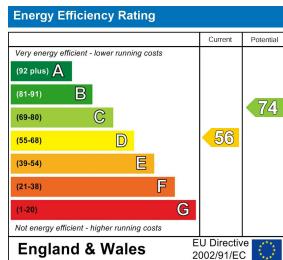
Mains electricity. Private water and drainage. Oil fired central heating. LPG gas cooker.

## DIRECTIONS

From the Stockland, coming from Honiton, pass the Old Kings Arms and turn left signposted Yarcombe and Chard. Continue along the lane for roughly 1.3 miles and at Webble Green Cross turn right signposted Furley and Membury. Proceed along the lane following the signs for Furley and Membury and after about 1.2 miles take the turning on right hand side. Long Orchard will be found at the end of the lane.



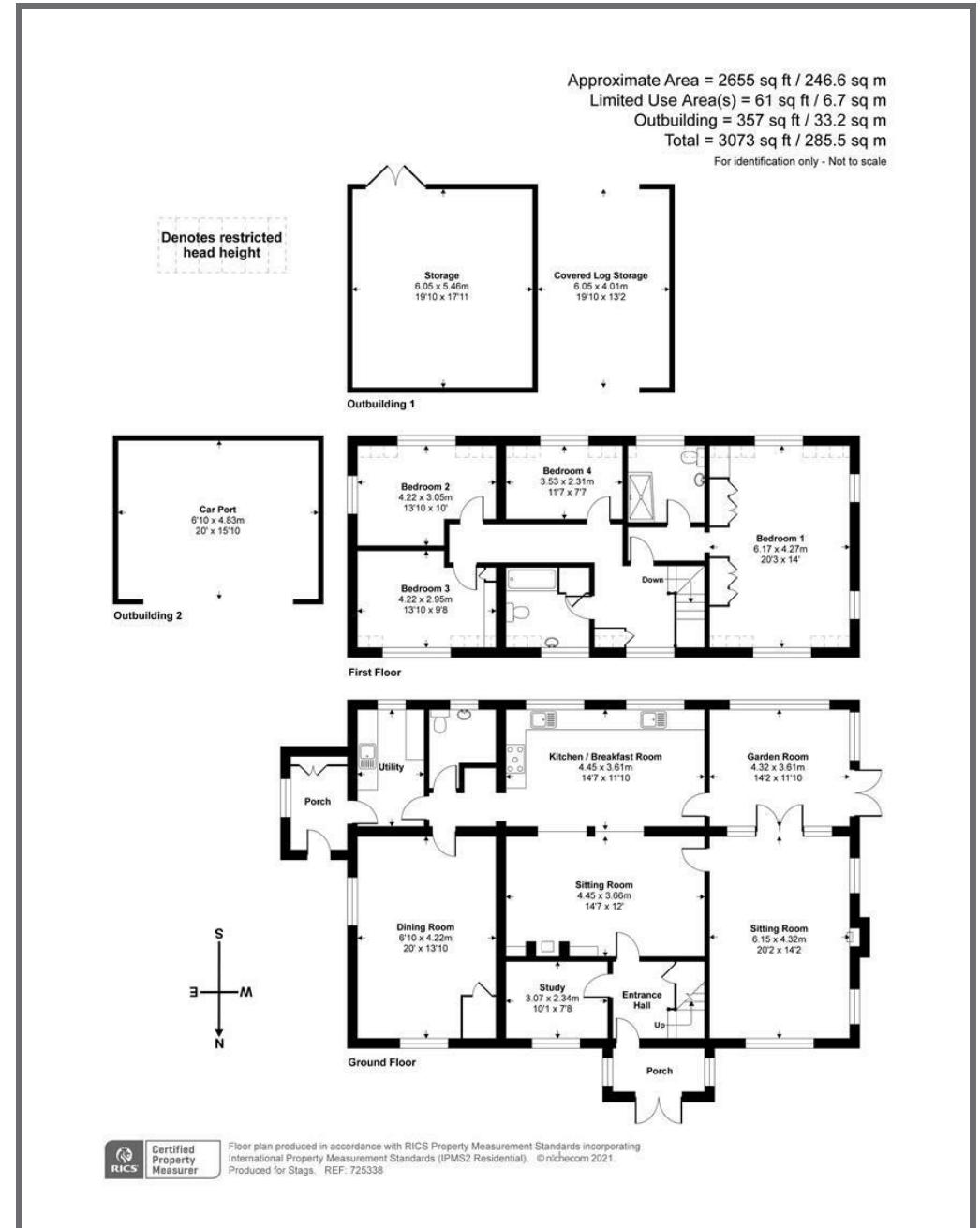
These particulars are a guide only and should not be relied upon for any purpose.



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