



Goodmans House  
& Furley Cottages



# Goodmans House & Furley Cottages

Membury, Devon EX13 7TU

Axminster 6.3 miles • Honiton 11.4 miles • Lyme Regis and the Jurassic Coastline 11 miles  
Taunton and Exeter 30 miles

A glorious Georgian country house with holiday/guest cottages set in a stunning location with views over the East Devon Countryside

- Beautiful Georgian house
- Stunning rural setting
- Immaculate condition
- Mature gardens
- 5 holiday cottages
- Heated outdoor swimming pool
- 3 paddocks
- In all about 7.9 acres (3.2 hectares)

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## Situation

Goodmans House occupies a tranquil setting in the heart of the beautiful East Devon countryside, a designated Area of Outstanding Natural Beauty.

Although in a rural location the property has excellent access to the small village of Membury (1 mile) with its church, Post Office and primary school. The market towns of Axminster and Honiton are 6.3 miles and 11.4 miles away respectively, whilst Lyme Regis and the Jurassic Coastline are within 11 miles. Taunton, the County town of Somerset, and Exeter, the Cathedral City, are both within 30 miles offering extensive shopping facilities and well known independent and state schools.

Good sporting and recreational facilities are found throughout the area, for those with equestrian interests there is the National Hunt at Haldon Hill, Exeter, Taunton and Wincanton and golf courses are found at Lyme Regis, Axmouth, Honiton and Taunton.

Taunton has a mainline station with trains to London Paddington taking an hour and forty minutes, and the same trains leave from Exeter with a journey time of two hours and eight minutes. Axminster also has a mainline station with an hourly service to London Waterloo on weekdays.

International airports are found at Exeter and Bristol providing an increasing number of international flights. For those wishing to travel to the continent, there are ferry ports at both Plymouth and Weymouth.

## The Property

This historic Grade II Listed Georgian house dates back to the 18th Century although there are records of a dwelling on the site from as early as 1332. Whilst retaining features synonymous with the Georgian era such as the window shutters, original fireplaces, decorative plaster work and joinery, Goodmans House has been the subject of a restoration programme, which has included a new Welsh slate roof in 2006, replastering, rewiring, new bathrooms and redecoration. The grounds provide a perfect setting, gently sloping with many mature trees, lawned areas, space for those wishing to keep horses and a roman style swimming pool set within an original walled garden.

Furley Cottages were converted from a range of traditional stone barns. They are set away from the main house allowing for a high degree of privacy. They include three 2 bedroom cottages in the principle building and a further two 1 bedroom detached cottages.

## Goodmans House

The main house has great character and many charming period features. A porch with terracotta tiled floor and fine 6 panelled door leads into a lovely oak floored **reception hallway** with ceiling cornicing and arch with intricate plasterwork. A door leads into a **drawing room** with ceiling cornicing and picture rail, fireplace and bookcases. Sash windows with shutters enjoy glorious outlooks over the pond and surrounding hillsides. Door to a double aspect **morning room** with two tall sash windows, panelling and shutters. A door leads through to the **sitting room** with a fine inglenook fireplace with bressumer beam and fitted woodburning stove. Doors lead through to the dining room with an inglenook styled fireplace with delightful bread oven to one side. From the sitting room a studded panelled door leads into the double glazed **garden room** with tiled floor and double doors opening out into the gardens.





**Inner hall** with a door down via stone steps to the cobble floor **cellar** and door through to the **cloakroom** with WC and pedestal wash basin. The **kitchen / breakfast room** area is well fitted with a range of wall and floor mounted cupboards with wooden work surfaces, double sink, oven, grill, microwave, ceramic hob and dishwasher and **oil fired Aga**. The terracotta tiled floor extends into the **breakfast room** with windows enjoying lovely views up through the garden. A further door leads to a rear entrance lobby, **boot room**, large **laundry room** and **boiler room** with modern oil fired boiler and water treatment equipment.

From the **reception hallway** an elegant staircase rises to a light and spacious **landing** with views to the North through a double height arched Georgian sash window. There are **4 double bedrooms** all with sash windows and glorious views over the surrounding countryside. An attractive family bathroom with tiled shower, freestanding slipper bath, WC and oval wash basin with marble top. A further **en suite bathroom** with freestanding bath, WC, wash basin and oak floor.

A staircase leads up to the **second floor landing** with guest double bedroom, Velux windows and under eave storage cupboards and a well fitted, tiled floored **shower room**, wash basin and WC.

## Furley Cottages

The cottages are set away from the main house and have been converted to a high standard from a range of traditional stone barns to include:

### Oak Cottage (Sleeps 4)

Entered via French doors into the **kitchen / sitting room** well fitted with a range of floor and walled mounted storage units, hob oven, fridge freezer and dishwasher and a good sized sitting and dining area. A door leads through into a **double bedroom** with recessed boiler cupboard and **en suite shower room** and French doors leading onto the terrace. The second double bedroom also leads off the sitting room with **en suite shower room** with shower cubicle, WC and wash basin.

### Old Orchard (Sleeps 4)

The main entrance is at courtyard level and leads into the **sitting room** which has a staircase leading up to a large well fitted **kitchen / dining area**. The room has French doors leading out to the garden level **terrace** and doors leading into the **double bedroom** with **en suite shower room** and a further **bedroom** with adjoining **bathroom** with panelled bath.

### Chestnut Cottage (Sleeps 4)

This single storey end of terrace cottage is accessed via the courtyard garden through French doors leading into the **sitting room area** with offset **kitchen** well fitted with a range of floor and walled mounted storage units, hob oven, fridge freezer and dishwasher and a good sized **sitting and dining area**, **two double bedrooms** and an adjoining **shower room**.

### Hazel Cottage (Sleeps 2)

Single storey detached cottage with a glazed small paned door leading into the well fitted **sitting room / kitchen** with sink, oven, hob, dish washer, and washer / dryer. A passageway leads to a **double bedroom** and built in **en suite shower room**.

### Holly Cottage (Sleeps 2)

Single storey detached cottage providing open-plan **sitting room / dining / kitchen** and doors leading into the **double bedroom** with **en suite shower room**. Secluded lawn area with stone terrace.





Old Orchard, Oak and Chestnut Cottages

## The Business

The present proprietor has been in ownership since 2007 and currently uses a local letting agent to promote the holiday cottages "Lyme Bay Holidays" coupled with their website ([www.furleycottages.co.uk](http://www.furleycottages.co.uk)) and internet advertising.

## Outside

From the passing country lane Goodmans House is accessed through a pillared entrance onto a gravel drive which passes the cottages and leads up to the main house and beyond to a large, private parking area. A double flight of stone steps lead down from the main house to the **ornamental Carp pond** which is surrounded by established plants. Lawned gardens stretch out to the south side of the property and are well stocked with both shrubs and trees. The gravel drive opens out in front of the cottages providing ample parking for guests with terraces and lawned gardens. Further grounds lie behind the cottages at a higher level. An **original walled garden** provides a perfect setting for the **Roman style heated swimming pool** (approx. 9.75m x 4.87m) with both oil and solar heating. For those wishing to keep horses there are three **paddocks**, which may require post and rail fencing, and an **orchard**. A separate **garage** is onsite housing the pool equipment and garden machinery. There is also a further **workshop**, covered **wood-store** and **small laundry**. A further **workshop / storage area** provides scope for future development. **The gardens and grounds amount to approximately 3.233 hectares (7.989 acres) in total.**

## Town and Country Planning

We understand that the five cottages have planning consent for holiday letting accommodation. The former barn (Old Orchard, Oak & Chestnut Cottages) have planning permission for full residential use and are classed as an annexe to Goodmans House. There is further potential to create an extra holiday letting unit from the former greenhouse building, subject to gaining the relevant planning consents.

## Services

Mains Electricity. Private water and drainage. Oil-fired central heating

## Outgoings

Tax band G (2014/15 - £2,467.64)

Business rates (2014/15 - £613.15)

## Local Authority

East Devon District Council, Council Offices, The Knowle, Sidmouth EX10 8HL

Tel: (01395) 516551 [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

## Directions

Travelling east on the A30 pass through Yarcombe towards Chard, just after a stone bridge over the river Yarty and turn right immediately beside an old fashioned filling station. Proceed up this hill and at the first junction turn right. Follow this road downhill, taking the left turns signposted 'Furley' and, at the T Junction by the old phone box, turn left, signposted 'Ford'. Proceed up the hill, passing Hook Hill Farm and Thorne Farm on your left, for approximately half a mile and the entrance to Goodmans House and Furley Cottages will be found on the left.

## Viewings

Strictly by appointment with Stags Holiday Complex Department on 01392 680058

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





