



Old Woodhayne Farm







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Yarcombe, Honiton, Devon, TA20 3SB

A303 2.9 miles, Chard and Honiton 6.5 miles, Taunton mainline station 11.0 miles, Exeter airport 25 miles, London Heathrow airport 124 miles

A charming Grade II Listed Farmhouse, with cottages and numerous outbuildings with potential (STP) in about 20 acres

- Charming Period Farmhouse
- Landscaped Gardens
- Two Cottages
- Office & Games Room
- Freehold
- 20 Acres
- Paddocks & Woodland
- Extensive Outbuildings
- Blackdown Hills (AONB)
- Council Tax Band E



Guide Price £1,300,000

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The Property

Old Woodhayne Farm is a beautifully presented Grade II Listed farmhouse dating from the 16th century offering attractive accommodation configured over two floors. The farmhouse has a wealth of charming features including original fireplaces, exposed timber beams and stonework. The property benefits from a detached barn converted into two self-contained cottages as well as further extensive outbuildings. Old Woodhayne Farm is surrounded by its own land and enjoys outstanding views over the Yarty Valley in the Blackdown Hills Area of Outstanding Natural Beauty.

Accommodation

An entrance hall leads you through to the ground floor reception rooms that provide attractive and flexible living space. The drawing room features exposed timber beams and an impressive inglenook fireplace with a woodburning stove and exposed stone surround. Adjoining the drawing room is the formal dining room that has an inglenook fireplace. The sitting room provides further welcoming reception space and provides access to the spacious garden room that enjoys wonderful views over the garden and the countryside beyond. The Smallbone fitted kitchen has an Aga. There is also a lobby and cloakroom.

The first floor has three well-presented en suite double bedrooms. The principal bedroom features a triple-aspect allowing for light-filled accommodation

Cottages

The two self-contained cottages could be used for multigenerational living or for use as holiday lets with income potential subject to the necessary consents. Both cottages provide well-presented accommodation and each have generously sized sitting rooms, fully equipped kitchens and family bathrooms. One cottage has two bedrooms whilst the other is one bedroomed with the possibility of a further bedroom being added in the loft space. Adjoining one of the cottages is a useful workshop.

Outside

The farmhouse and cottages are set in far reaching, rolling grounds and affords stunning views across the surrounding countryside. The farmhouse has a beautiful landscaped garden, with pristine lawns, mature specimen trees, a vegetable plot, an orchard and well-stocked border flowerbeds. The grounds include three fields, open woodland, a greenhouse and potting shed and two well stocked fish ponds all within a ring fenced boundary.

Old Woodhayne Farm benefits from numerous outbuildings including a converted barn currently used as a fully equipped office heated by a wood burner providing an ideal setting for home working as well as a further barn currently used as a garage, games room, laundry room, cider room and cider press which has the potential for commission into further accommodation (subject to consents). The other outbuildings include a concrete barn currently used for storage which would make ideal space for six loose boxes for horses as well as a wooden barn and Georgian cattle byre that provide development opportunities subject to the necessary consents. There is plenty of parking available at the property on tarmac driveways & hardstanding.





Situation & Amenities

Old Woodhayne Farm is set in a rural position, close to the small village of Bishopswood and surrounded by the idyllic rolling countryside of the Blackdown Hills. Bishopswood has a village hall, a local pub and parish church. Further amenities are available in the nearby historical village of Yarcombe which has a church and an active community that boasts several music and singing groups, a skittles group and an award winning amateur dramatics group. The village also has Saturday farmers and crafts markets as well as two well-renowned and award winning inns. Taunton's mainline station is 11 miles away and has regular services to London Paddington in 1 hour 40 minutes. Communication links are good with the A303 is three miles away and the M5 accessible near Taunton, nine miles away. Both state and private schools are available in the area.

Directions

From Exeter, take the A30 towards Honiton and continue on the A30 for 19 miles, before continuing onto the A303. After a further two miles, turn left, following the sign for Taunton and Corfe. After two miles, turn right onto Royston Road, then after half a mile, turn right onto a lane. Follow the lane for just over half a mile, go over the cattle grid and you will arrive at the property.

From London from the M25, join the M3. From the M3 join the A303. At Hayes End Roundabout, take the 3rd exit onto Ilminster Bypass A303. At Southfields Roundabout, take the 2nd exit onto A303. Take Royston Rd to your destination. Turn right at Giant's Grave. Continue onto Royston Rd and Old Woodhayne Farm can be found on your left hand side.

EPC Ratings

Main house: EPC rating E

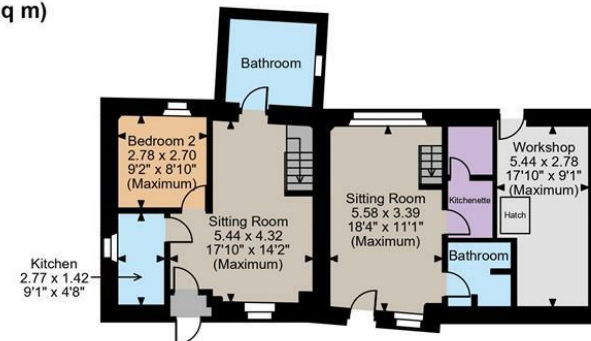
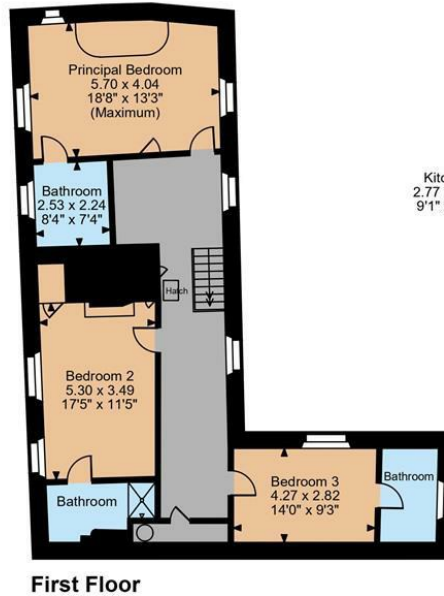
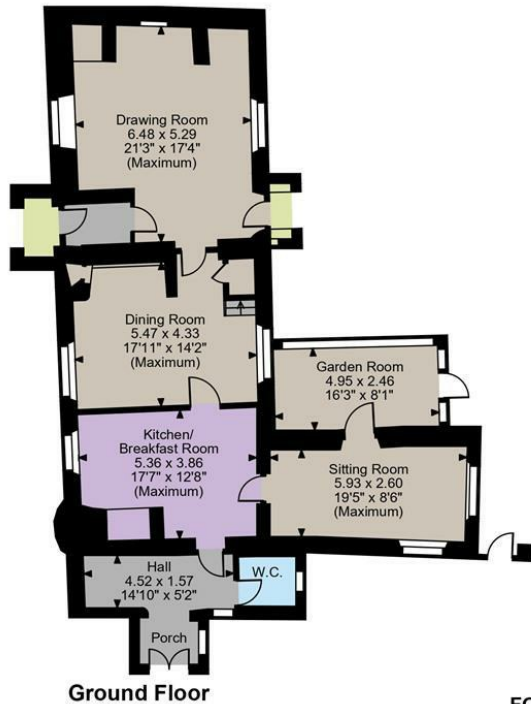
Cottage 1: EPC rating D

Cottage 2: EPC rating D

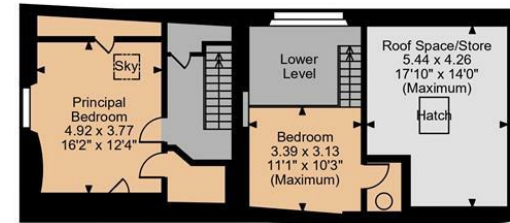
Services

Mains electricity, private water and drainage which we understand is compliant with current regulations. Oil-fired central heating. Ofcom states standard broadband available (up to 5 mb/s), although the Vendor currently receives 106Mbps download and 26Mbps upload provided by EE through a receiver/aerial. Mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom).

Old Woodhayne Farm, Bishopswood, Chard
Main House internal area 2,562 sq ft (238 sq m)
Workshop & Store internal area 378 sq ft (35 sq m)
Cottages internal area 1,279 sq ft (119 sq m)
Total internal area 4,219 sq ft (392 sq m)



Ground Floor Cottage 2



First Floor Cottage 1

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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