



Boswell Farm, Harcombe, Sidmouth, Devon





An **elegant Grade II listed** family home with an established holiday business, set in 44 acres of breathtaking East Devon countryside.

Summary of accommodation

Boswell House: Entrance porch | Drawing room | Sitting room | Dining room | Study | Kitchen | Breakfast room | Home office | Utility room | Principal bedroom with dressing room and en suite bathroom | Four further bedrooms | Two shower rooms

Outbuildings: Large selection of traditional and modern agricultural barns | Garage | Workshop | EV charging point

Eight holiday cottages

Formal gardens | Tennis court | Fishing lake | Brook | Paddocks

In all about 44.1 acres

Distances

Sidmouth 2.8 miles, Honiton 8.3 miles (London Waterloo 2 hours 50 minutes) Lyme Regis 14.2 miles

Exeter 15.4 miles (London Paddington from 2 hours 3 minutes), Exeter Airport 11.7 miles

(All distances and times are approximate)



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Situation

Nestled within a quiet valley in the East Devon Area of Outstanding Natural Beauty, Boswell Farm is an exceptional country estate offering a rare combination of an elegant Grade II Listed residence, a thriving collection of holiday cottages, and extensive grounds. Positioned just moments from Sidmouth and the Jurassic Coast, this remarkable property extends to approximately 44.1 acres and includes a fishing lake, traditional and modern barns, a tennis court, and undulating countryside, creating an idyllic private retreat with outstanding lifestyle and investment potential.

Boswell Farm enjoys a secluded position yet benefits from excellent connectivity. Sidmouth, with its Regency charm, stunning beaches, and vibrant community, is just 2.8 miles away, while Exeter—offering a wealth of cultural, commercial, and transport links—is just over 15 miles away. The A3052 is less than half a mile away, providing direct access to the M5 motorway. Mainline rail services to London Waterloo run from nearby Honiton, with a journey time of two hours fifty minutes, while Exeter Airport offers domestic and international flights.

Boswell House

Boswell House is a handsome family home, originally built in 1860, retaining a wealth of original features while having been sensitively updated to suit modern living. Mullioned stone windows, exposed beams, and classical proportions lend a timeless elegance, while recent renovations enhance the comfort and functionality of the home.

The reception hall leads to a bright, south-facing drawing room, which in turn connects to the dining room, both of which enjoy wonderful views across the gardens. The kitchen, featuring an AGA, flows seamlessly into a striking breakfast room with a vaulted ceiling, creating a light-filled and convivial space. A separate utility room and office provide practical convenience.

The first floor is arranged around five double bedrooms, four of which are south-facing with far-reaching views over the brook and surrounding countryside. The principal suite benefits from a dual aspect, a dressing room, and an en suite bathroom, while an east-facing bedroom has a private staircase leading directly to the dining room below, offering the potential for an annexe.



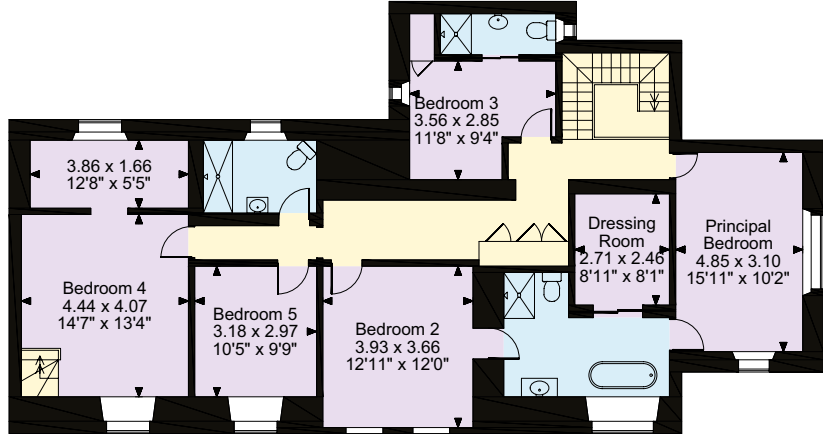


Externally, the grounds surrounding Boswell House are beautifully arranged, with a large private garden enclosed by historic walls. A hot tub and a productive vegetable patch sit within this tranquil setting, while ample parking and an electric vehicle charging dock complete the offering.

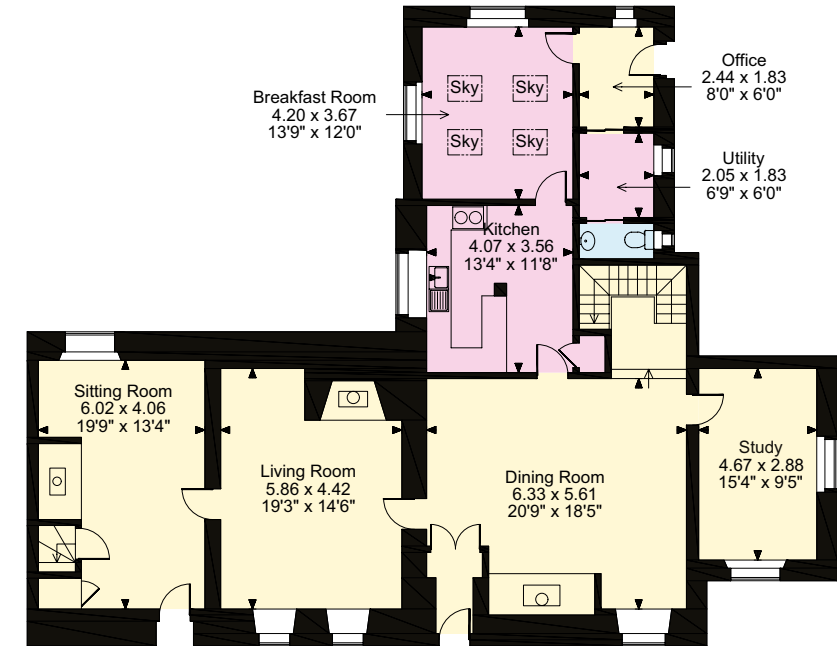
Main House

Approximate Gross Internal Floor Area
3,043 sq ft / 283 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor



Boswell Farm Holiday Cottages

To the east of the main house, a collection of eight holiday cottages forms a well-established self-catering business, generating an annual turnover in excess of £250,000. Seven of these cottages are arranged around an attractive courtyard, which is centred around the Grade II Listed Bank Barn. Each cottage has been thoughtfully designed and finished to a high standard, offering a variety of layouts, from open-plan living spaces to separate kitchens and sitting rooms. All benefit from private outdoor areas, with two featuring hot tubs.

The cottages can accommodate up to 41 guests, presenting a significant income stream with a loyal client base and strong forward bookings. The estate offers a unique lifestyle opportunity, allowing new owners to continue a thriving enterprise while enjoying the exceptional surroundings of Boswell Farm.



Holiday Cottages

Approximate Gross Internal Floor Area

The Studio/Old Kennels: 774 sq ft / 72 sq m

Stores/Cabin: 184 sq ft / 17 sq m

Hayloft Cottage: 658 sq ft / 61 sq m

The Holt: 974 sq ft / 91 sq m

Linhay Cottage: 1,226 sq ft / 114 sq m

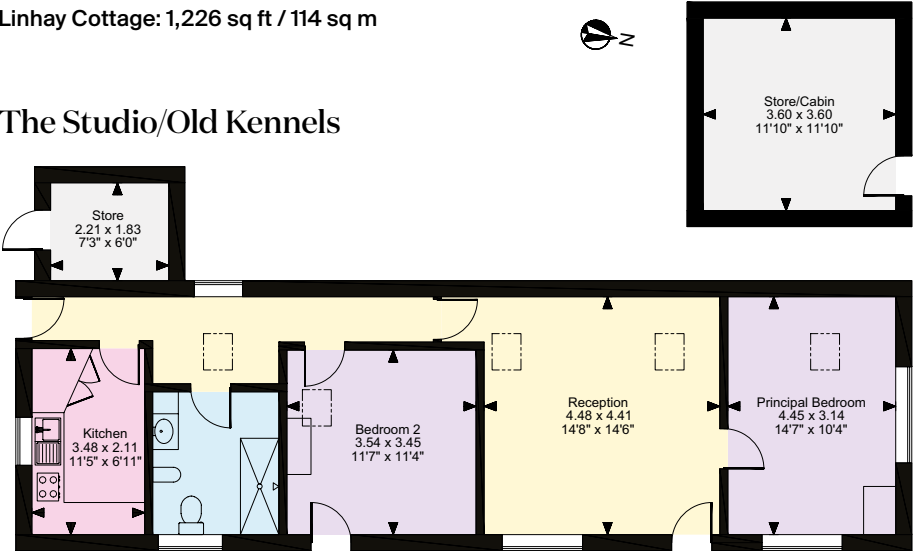
Cider Barn: 1,106 sq ft / 103 sq m

The Granary: 912 sq ft / 85 sq m

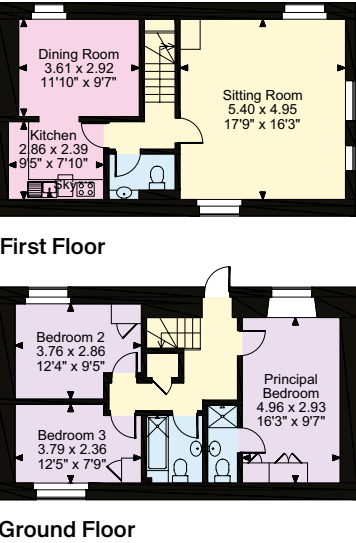
Mill House: 1,170 sq ft / 109 sq m

Shippen Cottage: 888 sq ft / 83 sq m

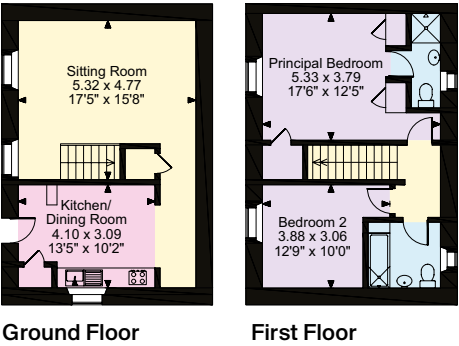
The Studio/Old Kennels



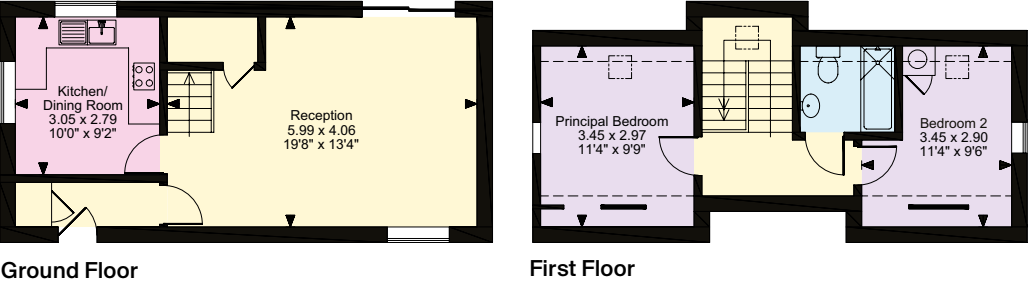
Cider Barn



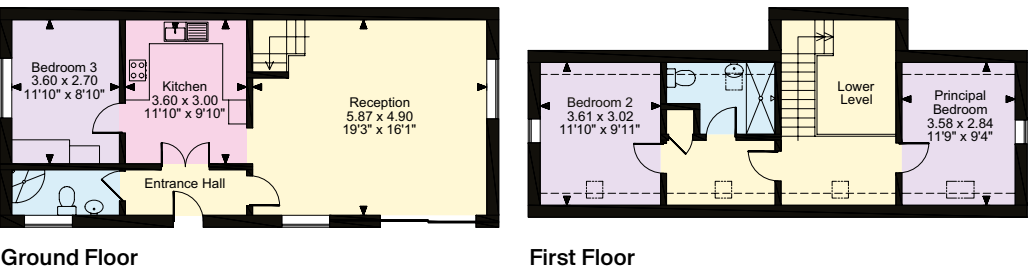
The Granary



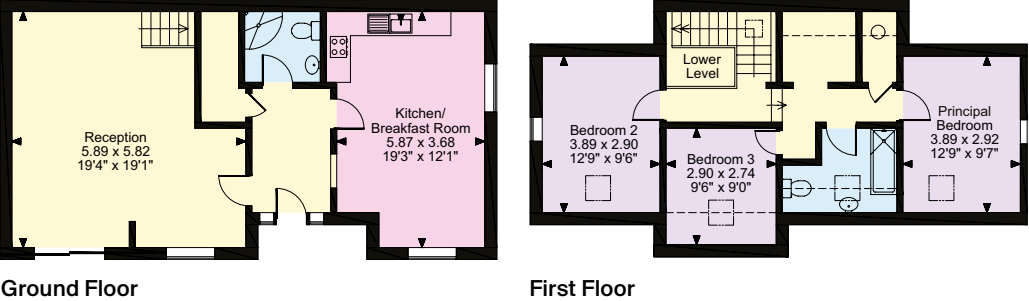
Hayloft Cottage



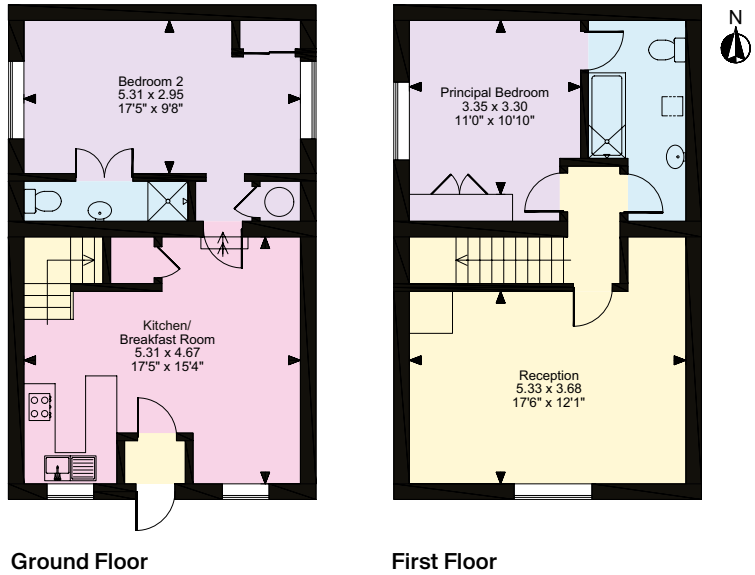
The Holt



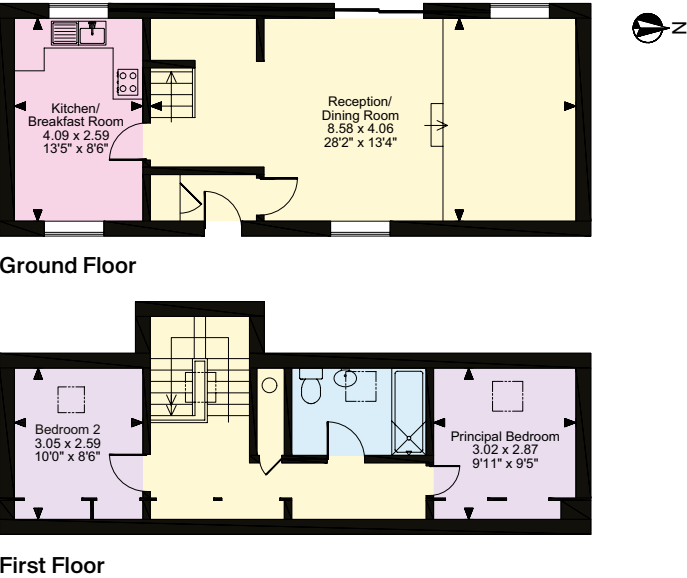
Linhay Cottage



Mill House



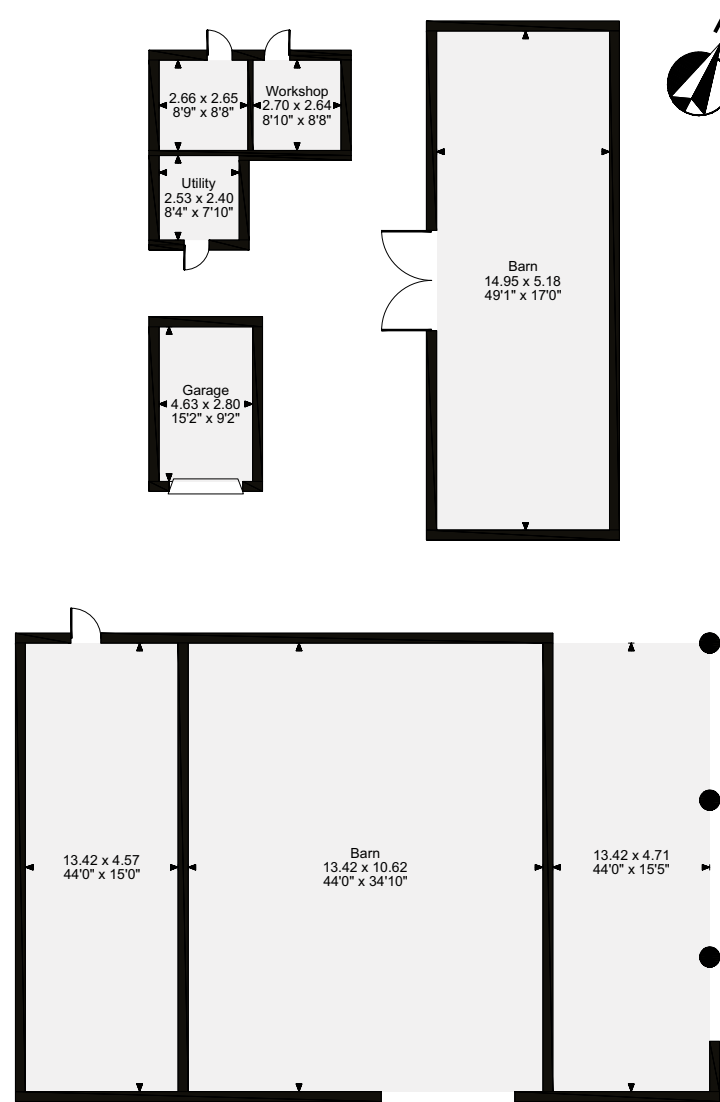
Mill House



Outbuildings

Approximate Gross Internal Floor Area

3,793 sq ft / 352 sq m



Gardens and Grounds

The estate extends to approximately 44.1 acres of rolling countryside, incorporating a fishing lake, a brook, and established pastureland. A tennis court is available for guests, while a variety of outbuildings provide further flexibility. The Grade II Listed Bank Barn dates back to the 1700s, offering significant potential, while a large open-fronted barn to the west of the main house provides ample storage for vehicles and machinery. A dedicated guest car park, complete with electric vehicle charging stations, ensures convenience for visitors.

The farmland is currently let on a Farm Business Tenancy, presenting an additional income stream. There is also considerable potential to further enhance the estate, with scope to develop the farm buildings, introduce additional accommodation, or explore glamping and other ventures, subject to the necessary consents. There are no public rights of way over the land.

Services

Mains electricity, private water supply via newly installed bore hole and drainage, oil-fired central heating, and electric heating.

Trade

The business is currently owner-operated and trades as a holiday cottage complex. The business operates through its own dedicated website.

TUPE

A purchaser will be required to comply with the relevant legislation regarding existing employees.

VAT

Should the sale of the property or any associated rights be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.



Fixtures and Fittings

The trade inventory will be included in the sale. Stock will be valued upon completion.

Viewings

Strictly by appointment with Knight Frank LLP

Property information

Tenure: Freehold

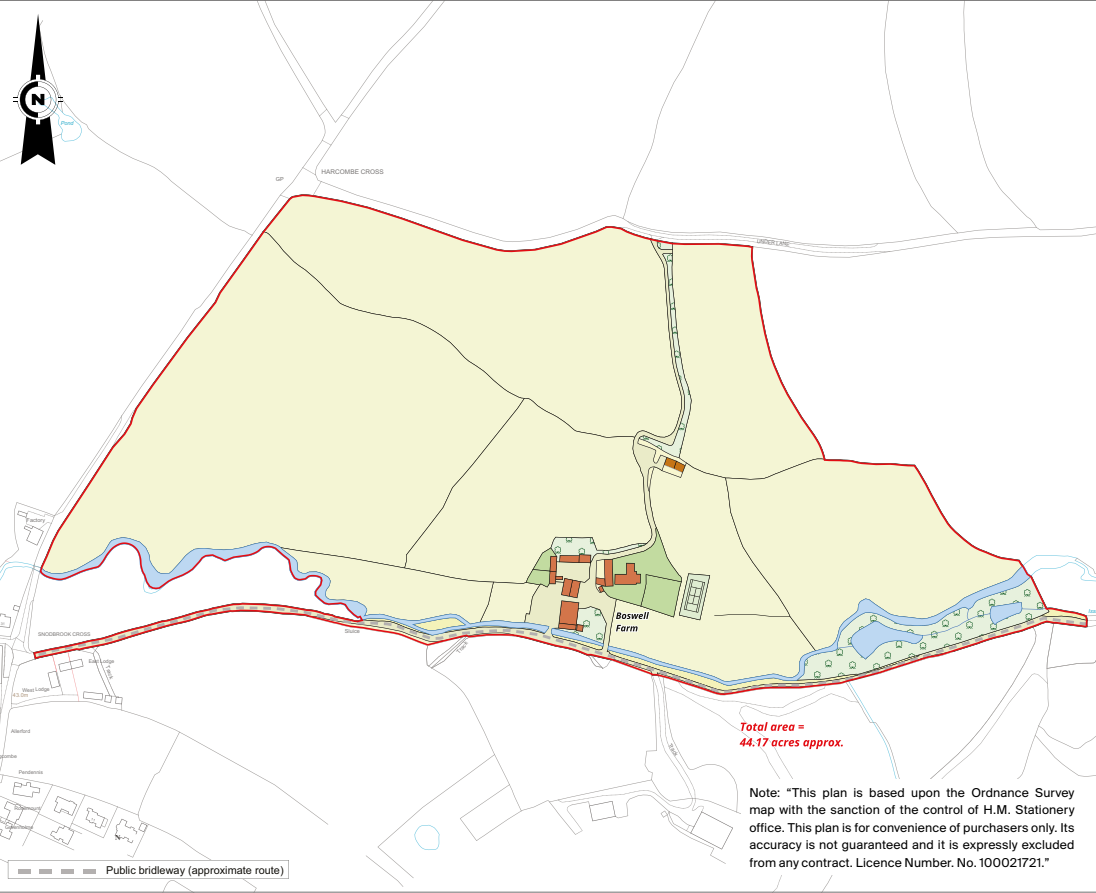
Local Authority: East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ Tel: 01404 515616

Rateable Value and Council Tax

Holiday cottages: £21,725

Boswell Farm: Council Tax Band F

EPC Rating: TBC



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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