



Rolleshayes Farmhouse







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Wick, Honiton, Devon, EX14 4TY

Honiton 3.5 miles; Exeter 21 miles; Taunton 19 miles;

Wonderful historic farmhouse in stunning gardens and grounds over five acres

- Grade II listed farmhouse
- Located in AONB
- New woodland
- Freehold
- Generous character rooms
- Glorious gardens
- In all about 5.26 acres (2.13 ha)
- Council Tax band G



Offers In Excess Of £1,000,000

Stags Honiton

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SITUATION

Located on the edge of the small hamlet of Wick, the property is set below the Iron Age hill fort of Dumpdon, north east of the busy market town of Honiton. Honiton is known for its history of lace and antiques and provides a range of amenities including schools and recreational facilities. The town also has station which offers a direct line to London Waterloo.

The A30 provides access to the Cathedral and University City of Exeter with its international Airport, M5 access and mainline rail link to London Paddington. Taunton is to the north, whilst to the south is the coast, much of which is now designated a World Heritage Coastline.

The property is situated in the Blackdown Hills Area of Outstanding Natural Beauty, and from the grounds there are superb views across the Otter Valley, with a number of delightful walks and rides in the area.

DESCRIPTION

The current house is dated to 1877 in the late Victoria era, however it is thought this historic stone farmhouse is likely to have had earlier origins with a 16/17th century 'L' shaped layout plan. The property has undergone a substantial program of refurbishment in the near 30 years of the current ownership with the house significantly and sympathetically overhauled about 20 years ago including the thatch and oak timber windows.

A cross-passage hallway gives access into the principal rooms of the house with large family room centred on a huge brick fireplace, and a dining room with flagstone floors. Beyond is the triple aspect kitchen with an array of solid oak fronted units incorporating integrated dishwasher, fridge and larder style units. To the rear is a utility/boot room. Making up the remainder of the ground floor is a superb double aspect sitting room with stone fireplace and wood burner, there is a door to side and rear of the house as well as a WC and separate staircase, provide scope to use this area semi-independently.

On the first floor are four generous bedrooms, the largest being double aspect with generous ensuite bathroom with separate shower. The guest bedroom has an ensuite bathroom with the other double bedrooms using the family bathroom.

COBBLED COURTYARD

Access from the quiet Devon lane through an electric five-bar gate, the property leads up to a cobbled courtyard to the front of the house providing ample parking for lots of cars. The drive leads on past the house to a further parking area, and;

CAR BARN / WORKSHOP

Single storey stone and block barn, part open fronted and part enclosed to form a workshop and store.





GARDENS

Established and lovingly tendered by the current owners, the gardens are one of the main standout features of the house, with a sheltered patio area beside the house leading up through a wonderful array of flowers giving way to an expanse of lawn. The lawns have been interspersed by numerous shrubs, fruit trees and others creating an orchard.

Towards the top of the garden is the 'water garden' fed by a spring this is a blaze of colour and interest, so much so they have placed a timber pavilion from which to enjoy the spectacle and views beyond.

Positioned to enjoy the best of the views across the valley is a generous summerhouse and decking area, there is water and electric connecting making this the perfect place to watch a summers sun set. Below are several raised beds, a greenhouse, and a stone former privy.

NEW WOODLAND

The woodland was planted within the sloping paddocks with a broad selection of native deciduous trees and understory plants, there a numerous paths winding through with several vantage points and two access points to the council road. There is a woodland grant scheme running until 2030 - further details from the agents).

SERVICES

Mains water and electric. Oil-fired central heating. Private drainage in the neighbours property (below) thought to be a septic tank, which has not been tested. Spring water available to the garden. Ultrafast broadband via Gigaclear up to 1,000 mb/s. Mobile coverage outside by EE, O2, Vodafone and Three, and inside likely on O2 (Ofcom).

DIRECTIONS

What3words ///lasts.renew.season

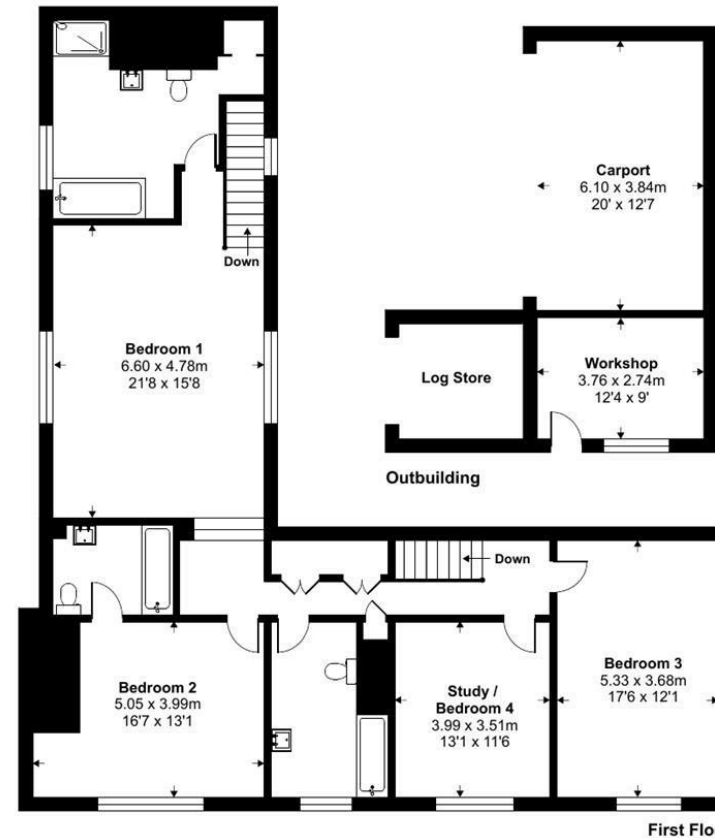
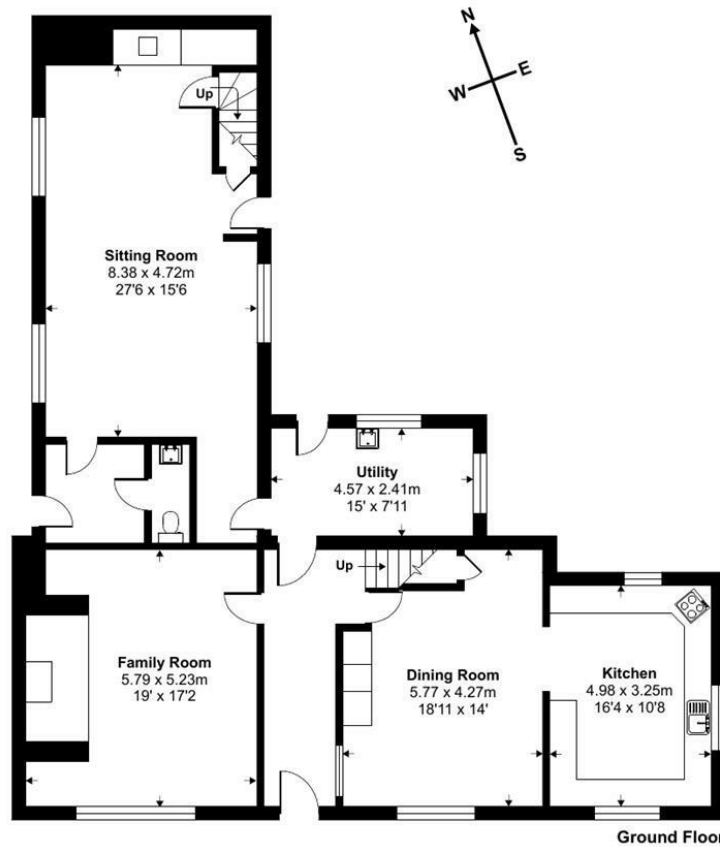
From Honiton and the A30, turn off north signposted Dunkeswell. Proceed along this road turning first right after crossing the River Otter and follow this lane to the tiny hamlet of Shaugh. Turn left opposite a stone barn conversion and follow this lane up Dumpdon Hill and take the first left to Wick. Continue down the hill, turning right to Luppitt at the farm. Turn right into the drive after a short distance.

LAND REGISTRY TITLE

The property is registered on the land registry and benefits from and is subject to various easements and rights etc that have happened over the years for services etc. For a copy of the land registry title contact the agents.

Approximate Area = 3239 sq ft / 300.9 sq m
 Outbuilding = 363 sq ft / 33.7 sq m
 Total = 3602 sq ft / 334.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 1032621



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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