



Roncombe Farm







Roncombe Farm

Sidbury, Sidmouth, Devon, EX10 0QN

Honiton Station 4.3 miles Sidmouth Sea Front 5.9 miles

Exceptional Victorian farmhouse with views to the sea and courtyard of barns and 6 acres.



- Substantially refurbished
- Under floor heating
- PP for enlargement
- Pasture & woodland - 6 acres
- Council tax band F
- Not listed
- Four double bedrooms
- Courtyard of barns - 3 large stables
- Freehold

Guide Price £1,475,000

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SITUATION

Roncombe Farm is set in a stunning location at the higher end of the picturesque Roncombe Valley, offering breathtaking views southwards towards the sea and the charming town of Sidmouth. Nestled within the East Devon National Landscape (formerly known as AONB), the property enjoys a tranquil rural setting with exceptional natural beauty all around.

The nearby village of Sidbury offers essential amenities, including a newsagent, butcher, primary school, pub, village church, hall, and a local garage. A short drive further south leads to the Regency town of Sidmouth, famed for its position along the Jurassic Coast, a renowned World Heritage Site. Sidmouth provides an extensive range of amenities including shops, restaurants, a Waitrose supermarket, leisure facilities, numerous clubs, and both primary and secondary schools.

Roncombe Farm is well connected by road. The A375, just a short drive away, provides quick access to the A30, which connects to Exeter and the M5 to the west, while the A303 offers links to other parts of southern England. The property is about 12 minutes from Honiton Station, with connection to London in about 3 hours.

DESCRIPTION

This exceptional Victorian former farmhouse boasts classic double-fronted symmetry, constructed from stone with brick quoins and topped with a slate roof. The property has been significantly enhanced by the previous and current owners, undergoing an extensive program of updates. These improvements include a fully refurbished roof, quality timber double-glazed windows, underfloor heating, a programmable lighting system, and integrated Sonos speakers.

A charming entrance porch welcomes you into the ground floor, which features a bright and spacious layout. The reception hall includes a cloakroom and utility cupboard, leading to a large, double-aspect reception room with bespoke fitted cupboards and warmed by a large wood burning stove. There is an open-plan kitchen, dining, and living area with French doors opening to the rear courtyard.

The first floor offers three generously sized double bedrooms, including the main room with a luxurious en suite shower room, as well as a family bathroom. On the second floor, you'll find an additional bedroom, dressing room and a convenient shower room.





PLANNING CONSENT

Planning consent (Ref 12/2764/FUL) has been approved, with work substantially started and thus secured, for a significant rear extension that would connect the house to the cider barn. This includes a partial conversion of the barn, offering the opportunity to significantly expand the already generous living space, should the purchaser wish to proceed. Detailed plans are available from the agents or can be accessed via the East Devon District Council website.

COURTYARD OF BARNES

The house is accessed via a private drive that leads to a gravelled parking and turning area alongside the property. From here, a track extends to the rear and west of the farmhouse, where you'll find a charming courtyard surrounded by predominantly stone barns. The cider barn and former shippin are two-storey buildings, with the upper floors opening to ground level at the rear. The single-storey barns form an L-shape, arranged as a flexible combination of stables and storage spaces, enclosing the attractive stone courtyard.

GARDENS

The landscaped gardens are to the front of the house enclosed by a low stone wall and mature hedge bank, with a large terrace for outdoor sitting and dining. There are well planted beds and a fruit orchard.

PASTURE AND WOODLAND

The land is split into four sloping paddocks sheltered by numerous mature trees and a small woodland along the northern boundary. In all the property extends to about 6.17 acres (2.50 ha).

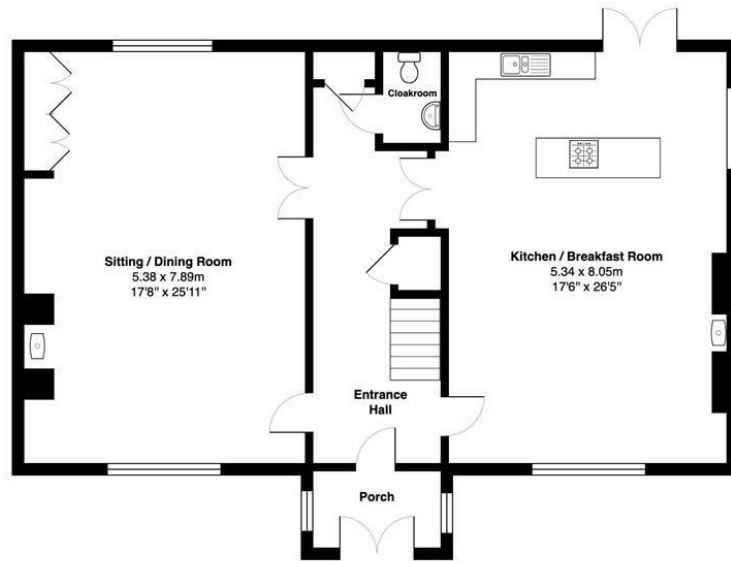
SERVICES

Mains electric. Private water from borehole. Private treatment drainage system. Please note a neighbours water source is set just below the woodland. Standard broadband available, the sellers use EE for internet coverage up to 100 Mbps 5G, with mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

DIRECTIONS

Turn East at the Hare & Hounds Inn on the A375 sign posted to Seaton. After about 1.5 miles turn right onto Roncombe Hill, continuing past Drum Kennels and the property is on the right.

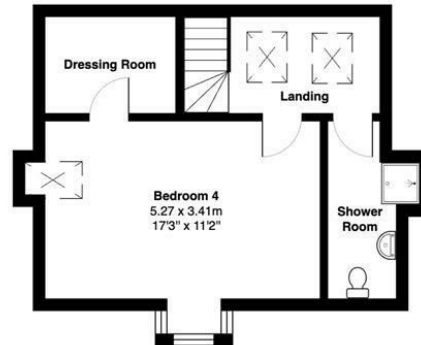
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Ground Floor



First Floor



Second Floor



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



