



The Cider Barn







# The Cider Barn Blamphayne Farm

Northleigh, Colyton, Devon, EX24 6BY

Honiton Station 3.9 miles Beach at Seaton 6.7 miles

Character 3 bed barn conversion with 2 bed annexe & glorious countryside views

- Quality barn conversion
- Countryside views
- 2 Bedroom annexe
- Buildings & office
- Freehold
- Fantastic rural location
- 3 Bedroom house
- Lots of parking
- Garden with stream
- Council Tax D and A

Guide Price £775,000

## Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

This property is one of a select few barn conversions crafted from the original farm buildings at Blamphayne Farm, set in the idyllic rural surroundings of Northleigh parish. Nestled between the vibrant market towns of Honiton and Axminster, and the picturesque coastal resort of Sidmouth, Northleigh is situated in a sheltered valley within a designated National Landscape (formerly known as an Area of Outstanding Natural Beauty).

The property is accessed via a private driveway shared with neighbouring homes and enjoys stunning views over open farmland at the rear.

Honiton, located just 15 minutes to the northwest, is home to a variety of independent shops, including a renowned collection of antique stores, as well as a mainline railway station offering direct services to London Waterloo. To the south lies the World Heritage-listed Jurassic Coast at Lyme Bay. The property is also located just 4.6 miles from the prestigious Colyton Grammar School, one of England's top secondary schools.

## DESCRIPTION

Significantly enhanced and extended by the current owners, this property offers a flexible layout suited to a variety of family needs, featuring two charming stone buildings beneath a slate roof. As is typical with barn conversions, the property benefits from mutually agreed covenants to preserve the character and community of the area.

The main house is attached to a neighbouring property at the lower end. Inside, the accommodation exudes a light and airy feel, with a semi-open-plan design that incorporates split-level living. At the upper end, the farmhouse-style kitchen features a range-style cooker, shaker-style cabinets and timber doors that open to a stunning deck—perfect for outdoor entertaining.

At the opposite end of the house is the spacious 28-foot sitting room, which is centred around a cozy fireplace with a large wood burner. This double-aspect room provides wonderful views over the rear of the property. Additionally, there is a utility room and a conveniently located WC.

The first floor features three generously sized bedrooms. The main bedroom includes an en-suite shower room and a walk-in wardrobe, while another bedroom offers plenty of built-in storage with fitted cupboards, making it ideal for families or those who need extra space.





### THE CIDER PRESS

Known as The Cider Press, this charming annexe has been thoughtfully extended to offer two bedrooms, a spacious kitchen/dining room, and a separate sitting room. It also features a convenient downstairs WC and a family bathroom on the first floor. Each of the main rooms enjoys beautiful views overlooking the gardens and the open farmland beyond, creating a serene and picturesque living environment.

### GARDEN

The gently rolling garden, primarily laid to lawn, extends to the rear and backs onto open fields, offering a peaceful rural setting. Adjacent to both the main house and the annexe are private decking and gravel areas, perfect for enjoying the best of the views. These spaces are sheltered by mature plants and shrubs, providing privacy and tranquillity, with the soothing sound of a nearby spring-fed stream. A covered area between the main barn and the annexe serves as an ideal spot to sit and relax, even when the weather takes a turn.

### PARKING

Enclosed by tall hedging and the outbuildings is a large near level gravel area providing lots of space for parking.

### WORKSHOP/OFFICE & OUTBUILDINGS

Next to the parking area is a versatile workshop/office building that overlooks the gardens, along with another room featuring French doors at the front. These enclosed spaces are fully equipped with both light and power, offering a range of potential uses.

Attached to the building are two open-fronted storage areas, as well as a series of excellent log stores, providing ample space for firewood and other storage needs.

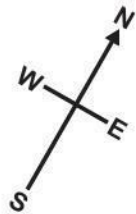
### SERVICES

Mains electric. Private water supply via a spring, with filtration system. Private drainage via a shared septic tank in neighbouring lower field. Oil-fired underfloor heating for the Cider Barn and LPG central heating for The Cider Press. Ultrafast broadband (up to 1,000 Mbps download) Mobile coverage available outside with O2, Three and Vodafone, limited with EE (Ofcom). EPC D

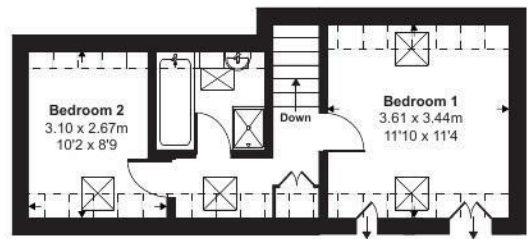


Approximate Area = 2187 sq ft / 203.2 sq m  
 Limited Use Area(s) = 92 sq ft / 8.5 sq m  
 Outbuilding = 654 sq ft / 60.7 sq m  
 Total = 2933 sq ft / 272.5 sq m

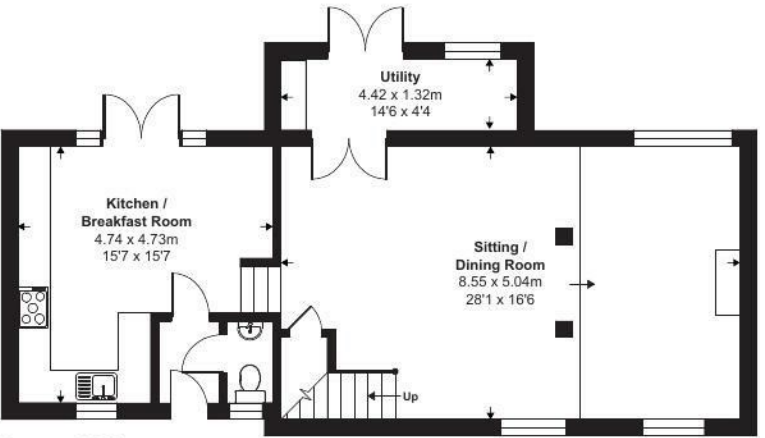
For identification only - Not to scale



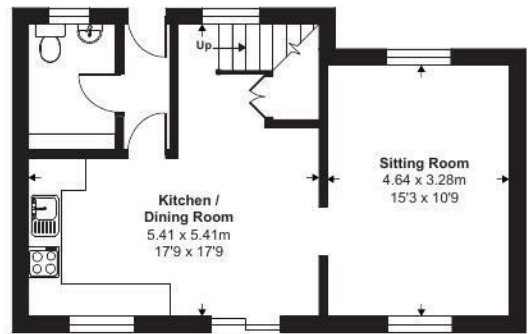
First Floor



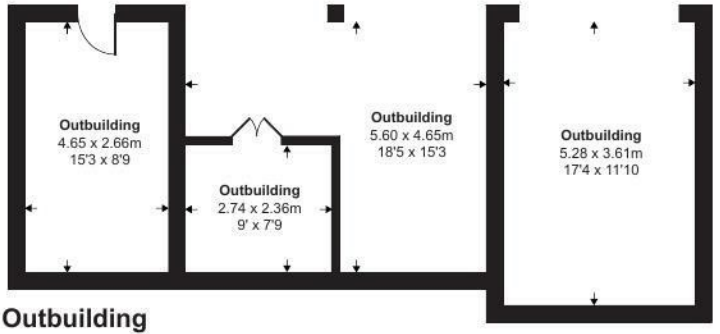
First Floor



Ground Floor



Ground Floor



Outbuilding

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nche.com 2024. Produced for Stags. REF: 1193009



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			
(81-91) B			83
(69-80) C		68	
(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	



