



Lower Southey Farm







# Lower Southey Farm

Smeatharpe, Honiton, Devon, EX14 9RE

Honiton 9.6 miles; Taunton 9.8 miles;

A spacious 4 bedroom period farmhouse with scope for modernisation in gently rolling countryside.

- Spacious home
- Lawns, orchard and ponds
- Devon/Somerset border
- In all about 21.4 acres (8.67 ha)
- Freehold
- Scope for modernisation
- Pasture and woodland
- Barn and garage
- EPC Band E
- Council tax band E



Guide Price £750,000

## Stags Honiton

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## The London Office

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



## SITUATION

Lower Southey Farm is situated at the end of a long drive, on the fringes of the village of Smeatharpe in the Blackdown Hills National Landscape (formerly AONB). The property occupies a delightful rural position with views over its adjoining land and beyond down the valley, within Somerset but almost right on the border with Devon.

The property enjoys easy access to the nearby village of Churchinford with a village shop and public house. The market town of Honiton with rail link to London Waterloo and access to the A30 are within 10 miles from the property. Wellington, to the north, has access to the M5. The larger town of Taunton has an excellent range of High Street shops and rail link to London Paddington. Exeter and the south coast are approximately a 40 minute drive.

## DESCRIPTION

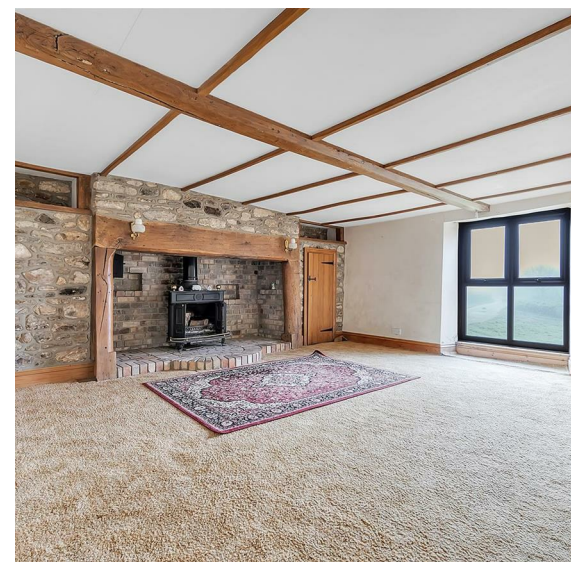
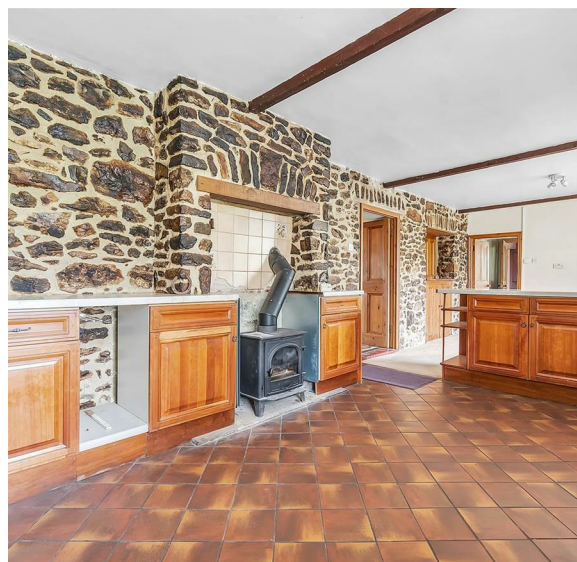
Lower Southey Farm is an attractive and versatile residential property nestled within the Blackdown Hills. At its heart is a spacious detached farmhouse, predominantly constructed of stone, under a slate roof with uPVC double glazing, offering purchasers the opportunity to modernise and improve.

The majority of rooms benefit from a lovely southerly aspect, showcasing charming period features while providing generously proportioned and flexible accommodation.

## OUTSIDE

Lawned gardens lie to the south of the dwelling and include a large stone garage. The land lies predominantly to the south of the house with a mix of pasture, attractive ponds and woodland. We would note that part of the property is designated as a Site of Special Scientist Interest known as Southey & Gotleigh Moor SSSI.

The adjoining gardens, ponds, pasture and woodland provide a varied landscape with a variety of flora and fauna. The property extends in total to about 21.4 acres (8.67 ha).





## SERVICES

Mains electricity and water. Private drainage, likely to need updating to meet the general binding rules.

Standard broadband and Ultrafast fibre (via Gigaclear up to 1,000 Mbps available, mobile signal likely outside with Three, EE, O2 and Vodafone (Ofcom).

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS ETC.

A footpath runs along the entrance drive passing the house. A right of access will be reserved to access the land to the west of the first part of the entrance drive.

The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

## PLAN

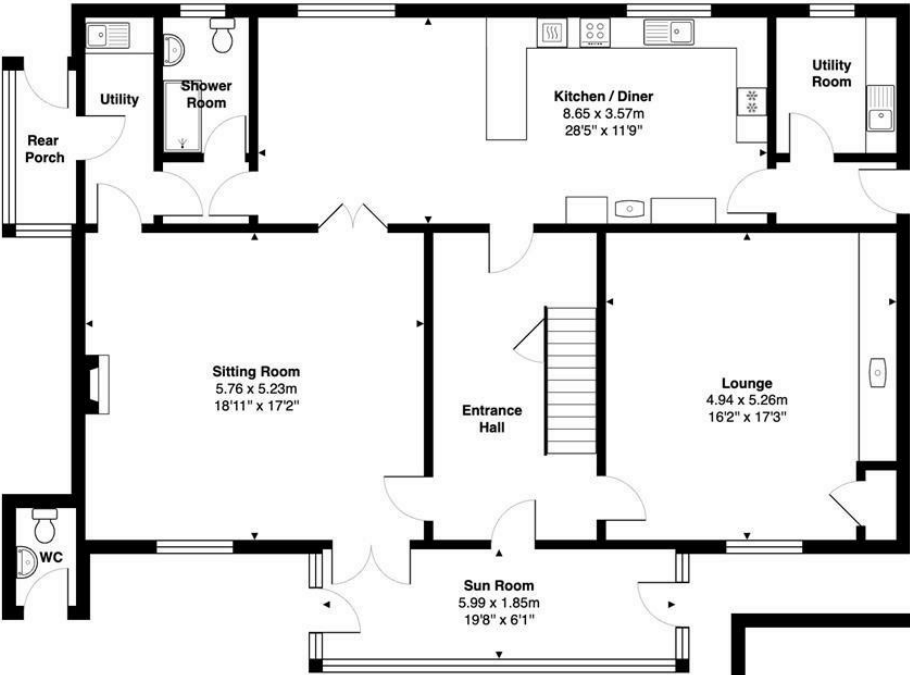
We have identified the current land registry title currently shown for Lower Southey however, the purchaser may wish to make an application to the Land Registry to alter the plans to reflect what is shown on the ground. The area in question is identified hatched orange on the sale plan.

## DIRECTIONS

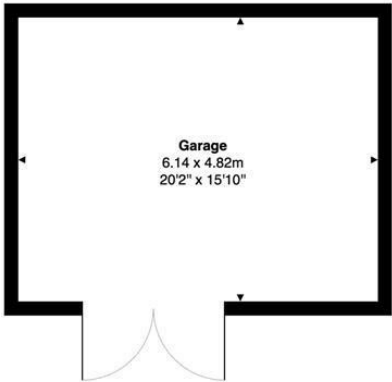
From Honiton, follow the signpost to Dunkeswell up Windgate Hill. At the top, follow the road around to the right and continue until you reach the village of Smeatharpe. Immediately after the village hall, turn left into the drive.

## WHAT3WORDS LOCATION

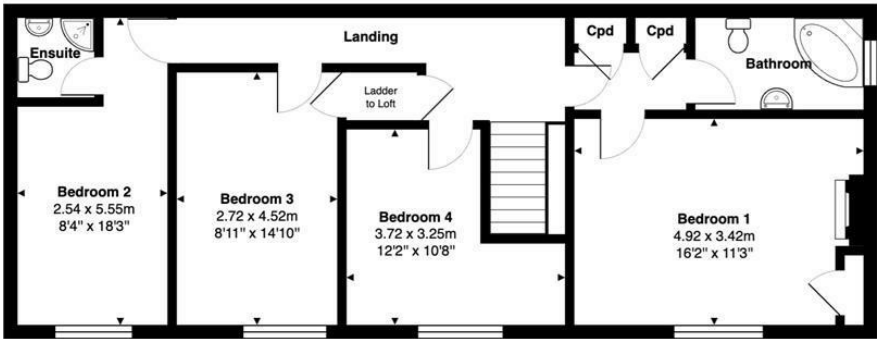
///quietest.practical.stones



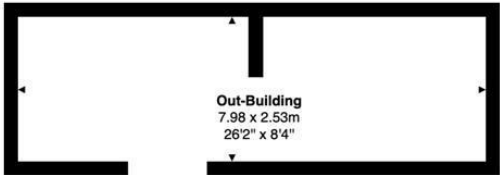
Ground Floor



Garage  
6.14 x 4.82m  
20'2" x 15'10"



First Floor

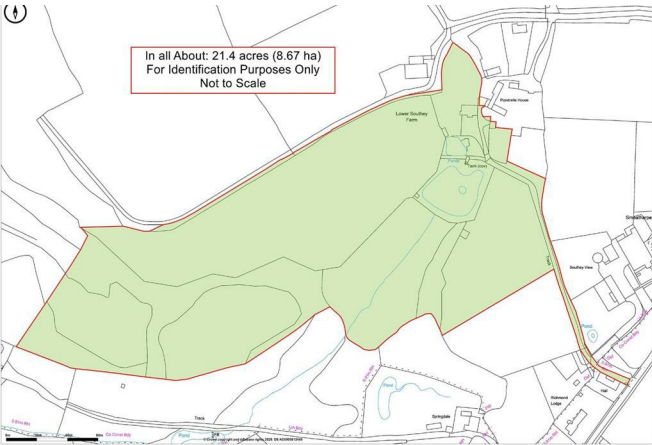


Out-Building  
7.98 x 2.53m  
26'2" x 8'4"



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) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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