



Bidwell Farm











# Bidwell Farm

Upottery, Honiton, Devon, EX14 9PP

Honiton 5 miles Jurassic Coast 14 miles Taunton 14 miles

Wonderfully presented restored farmhouse with two excellent holiday cottages in 4.5 acres

- Character farmhouse - Not listed
- Main bedroom suite
- Two 5\* holiday cottages
- Paddock. In all 4.54 acres
- Freehold
- 4 Double bedrooms
- No near neighbours
- Wonderful grounds with pond
- Twin Tesla car charge points
- Council tax band G.

Guide Price £1,650,000

## Stags Honiton

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## SITUATION

Enjoying a gently elevated position in the heart of the Otter Valley, this property boasts an exceptional setting with no near neighbours and far-reaching views across unspoilt farmland, both up and down the valley.

Just half a mile from the sought-after village of Upottery, the property is ideally situated for village life, with a thriving community centred around an historic church, well-regarded primary school, popular pub, and excellent sports facilities including cricket, football, and tennis clubs.

Set within the Blackdown Hills National Landscape, the location strikes a rare balance between rural seclusion and accessibility, within 30 minutes' drive of the Jurassic Coast to the south, Exeter to the west, and Taunton to the north.

## FARMHOUSE

Purchased by the current owners in 1994, the property was then in a near-derelict state. Since that time, it has undergone an extensive and sympathetic programme of improvement, transforming it into a beautifully comfortable home that fully embraces its outstanding views over the surrounding open farmland.

The accommodation is light and airy, with generous room proportions that enhance the property's original character. Features include two wood-burning stoves, a well-appointed kitchen with granite worktops and a four-oven Aga, a charming conservatory overlooking the gardens, and a triple-aspect sitting room.

Upstairs, there are four double bedrooms, a family bathroom, and a separate shower room. The principal bedroom benefits from an en suite shower room and a spacious dressing room, which also lends itself well to use as an adjoining study.

## HOLIDAY COTTAGES

Both holiday cottages are rated 5\* Gold by VisitEngland, have also been entered into both regional and national tourism awards in the past and are 'award winning' with Bronze and Silver awards.

The Haybarton and The Cowbyre have been thoughtfully converted into exceptionally comfortable holiday cottages, blending traditional features with modern comforts throughout.







Each self catering cottage accommodates six guests across three en suite bedrooms and enjoys a superb outlook over the surrounding countryside. The properties benefit from the added convenience of twin electric vehicle charging points.

The cottages are registered for business rates and fully compliant with the latest fire safety regulations.

Due to their popularity, viewings for the cottages are generally arranged for early Friday afternoons.

### **GROUNDS**

In total, the property extends to approximately 4.54 acres (1.84 hectares) and occupies a gently sloping site. Close to the house and cottages are well-maintained formal gardens, which give way to sweeping lawns bordered by traditional hedge banks and an enlarged wildlife pond.

Beyond a post-and-rail fence lies a meadow, offering ample space for grazing animals or further enjoyment of the land.

### **PARKING & OUTBUILDINGS**

There are three generous parking areas, with one allocated to each property.

In addition to a large stone-built workshop/shed, there are substantial adjoining log stores. Within the garden, a timber mower shed is fitted with a photovoltaic (PV) panel, providing a practical and sustainable solution for equipment storage.

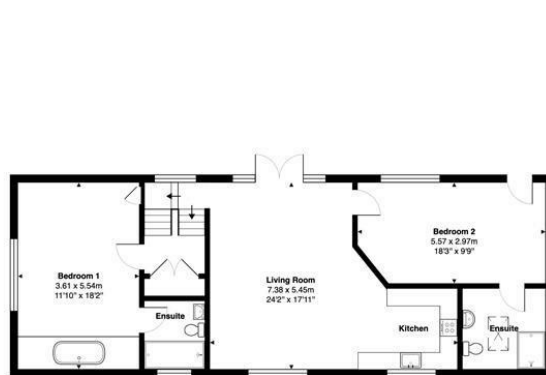
### **SERVICES**

Mains water and electric. Private drainage to treatment plant. Oil-fired central heating to house and cottages. Fibre broadband available up to 1,000 Mbps, mobile signal on EE, Three, Vodafone and O2 (Ofcom).

### **DIRECTIONS**

What3Words: [///vets.music.revealing](https://www.what3words.com/#!/vets.music.revealing)

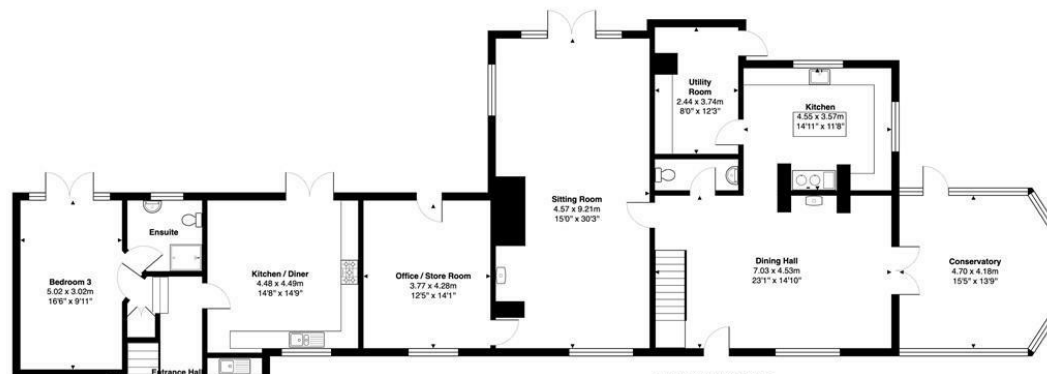




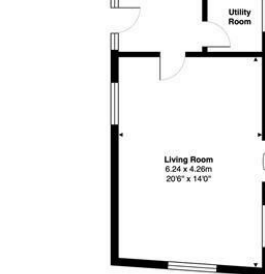
**Cowbrye Ground Floor**  
Area: 86.9 m<sup>2</sup> ... 935 ft<sup>2</sup>



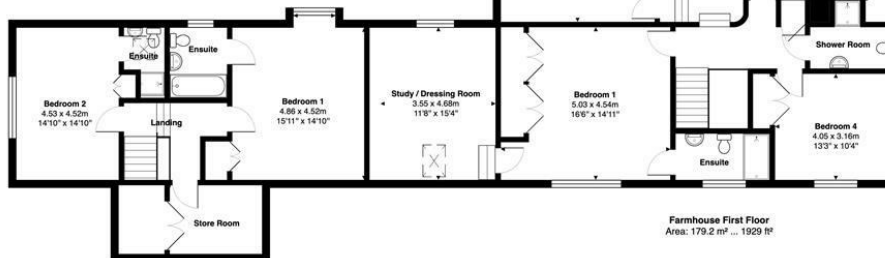
**Cowbrye First Floor**  
Area: 30.4 m<sup>2</sup> ... 327 ft<sup>2</sup>



**Farmhouse Ground Floor**  
Area: 228.5 m<sup>2</sup> ... 2459 ft<sup>2</sup>

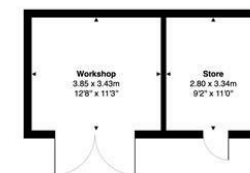


**Haybarton Ground Floor**  
Area: 228.5 m<sup>2</sup> ... 2459 ft<sup>2</sup>



**Farmhouse First Floor**  
Area: 179.2 m<sup>2</sup> ... 1929 ft<sup>2</sup>

**Haybarton First Floor**  
Area: 179.2 m<sup>2</sup> ... 1929 ft<sup>2</sup>



Bidwell Farm, Lane To Bidwell Farm, Uptonery, EX14 9PP

Farmhouse Total Area: 261.9 m<sup>2</sup> (2,819 ft<sup>2</sup>)  
Haybarton Total Area: 142.2 m<sup>2</sup> (1,531 ft<sup>2</sup>)  
Cowbrye Total Area: 117.3 m<sup>2</sup> (1,262 ft<sup>2</sup>)

Total Area: 521.4 m<sup>2</sup> ... 5612 ft<sup>2</sup> (excluding workshop, store)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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







