



Heron Farm







Heron Farm

Weston, Honiton, , EX14 3NZ

Exeter 15 miles • Jurassic Coast 10 miles

Unique riverside business and lifestyle property just outside of the town.

- Grand Designs Home
- Events and grounds
- Vineyard and fruit orchards
- In all 15.63 acres (6.33 ha)
- Business rated
- Cafe, farmshop and gardens
- Instavolt car charging
- Fishing rights on River Otter
- Freehold
- EPC B

Guide Price £2,000,000

Stags Honiton

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

01404 45885 | honiton@stags.co.uk

The London Office

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

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Heron Farm is beautifully situated on the edge of the charming village of Weston, just outside the thriving market town of Honiton in East Devon. The property enjoys a peaceful rural setting while remaining highly accessible, with Exeter just 15 miles away and the Jurassic Coast within 10 miles. Nestled in the Otter Valley, the farm benefits from fishing rights on the River Otter and is surrounded by rolling countryside, orchards, and vineyards. The location offers the perfect blend of rural and connectivity, making it ideal for both residential and commercial use.

INTRODUCTION

Originally known as Otter Farm and featured on Channel 4's Grand Designs in 2016, Heron Farm has evolved into a vibrant and multifaceted rural enterprise. The property spans approximately 15.63 acres (6.33 ha) and includes a contemporary architect-designed home, a thriving café and farmshop, productive vineyard and orchards, landscaped gardens, and event spaces. It is a rare opportunity to acquire a lifestyle property that combines modern living, income generation, and natural beauty in one compelling package.

The estate is currently operated as a business-rated freehold and has become a popular destination for locals and visitors alike. With Instavolt car charging facilities, a play park, and riverside walks, Heron Farm is well-equipped to cater to a wide range of guests and events.

THE HOUSE

The principal residence is a striking modern home, designed with sustainability and style in mind. Its appearance on Grand Designs highlighted its innovative use of materials, energy-efficient systems, and harmonious integration with the surrounding landscape. The house features timber frame construction with cedar cladding, sedum roof, expansive glazing, open-plan living spaces, and high-quality finishes throughout.

Recently operated as a high-end holiday let, the house has proven appeal for short-term stays, offering guests a luxurious and peaceful retreat. The accommodation includes multiple bedrooms, generous entertaining areas, and stunning views over the vineyard and river meadow. It is equally suited to family living or continued use as a premium holiday rental.





CAFE, FARMSHOP & EVENTS

The former cookery school has been transformed into a stylish and award-winning café, complete with a fully equipped commercial kitchen. The café serves fresh, seasonal, garden-to-table food sourced from Heron Farm's own kitchen garden and local West Country producers. Guests can enjoy organic Devon-roasted coffee, homemade cakes, and beautifully crafted cocktails alongside the estate's own multi-award-winning wines.

The café is open Friday to Monday and available for private hire throughout the week and evenings. It has become a popular venue for baby showers, weddings, and private functions, with a bright mezzanine room offering stunning views and flexible event space. The adjoining farmshop offers Heron Farm's own produce, including wine, juice, gin, and preserves, enhancing the visitor experience and providing additional revenue streams.

The café and farmshop are central to Heron Farm's identity as a destination venue, drawing in customers for both casual dining and special occasions. The commercial kitchen supports a high standard of food preparation and offers scope for further culinary ventures.

INSTAVOLT

Instavolt have a lease for two 150 kW electric car charges on site.

SERVICES

Mains water, electric and drainage (via a pumping station). 18 kW Photovoltaics installed 2023. Thermodynamic panels providing under floor heating in house and cafe. Standard broadband connected, ultra fast (up to 1,000 Mbps available), mobile signal good with Vodafone, EE, Three and O2, although can be variable inside with the latter 3 (Ofcom).

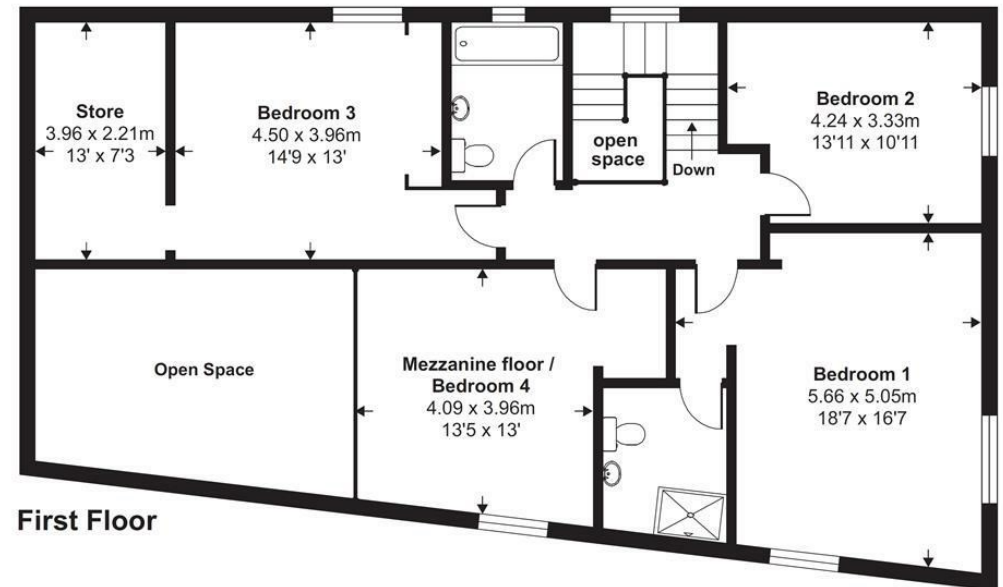
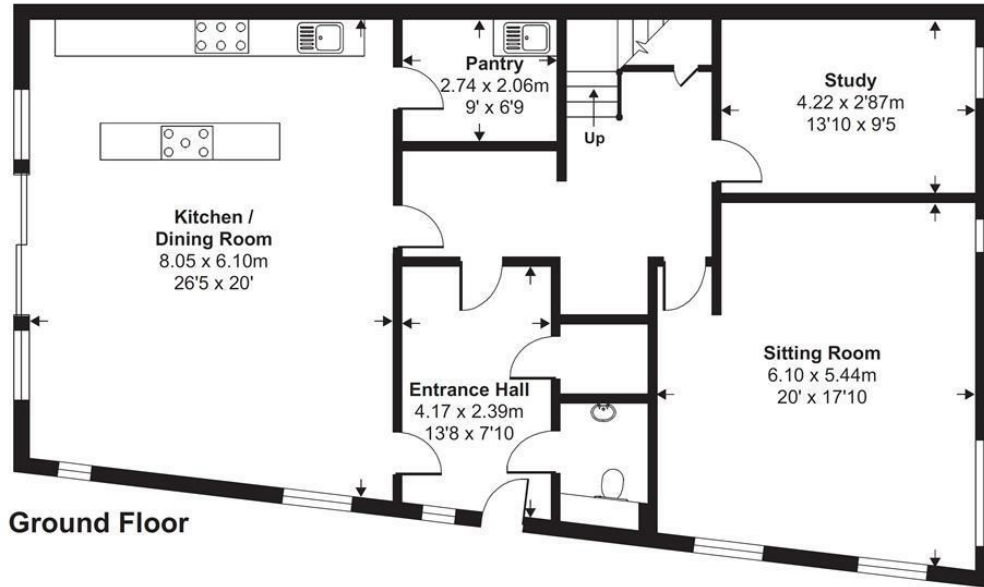
MATERIAL INFORMATION

As you might expect with river meadows the land is within a flood risk zone, although hasn't regularly been experienced. The main facilities however are outside of the flood risk zones.

PLANNING

Planning permission was granted for a mobile catering unit (Ref: 20/2868/FUL, approved 2020) and a granny annexe in the garden (Ref: 19/2067/FUL, approved 25 October 2019); both were parts of implemented plans and offer future potential. Please note there is currently a section 106 agreement on the land and buildings so that they cannot be split.

Approx. Gross Internal Floor Area
241.8 Sq Metres 2603 Sq Ft (Excludes Outbuilding & Void Areas)



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		
(69-80) C		
(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	



