



Lambrook Farm











# Lambrook Farm

Farway, Colyton, , EX24 6DL

An exceptional Grade II listed Devon Longhouse set in around 12 acres of glorious gardens, grounds and paddocks, with a holiday cottage, superb equestrian facilities and breathtaking views.

- Striking kitchen opening into a contemporary timber and glass breakfast room
- Principal bedroom with en-suite, three further bedrooms and family bathroom
- Attractive cobbled courtyard with a range of traditional barns, implement stores and a large workshop
- Utility room and cloakroom and glass breakfast room
- Attached two-bedroom holiday cottage providing excellent guest or income accommodation
- Stabling, arena, gardens, grounds and paddocks extending to approximately 11.65 acres

Guide Price £1,350,000

## 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

Lambrook Farm lies in the sought-after Farway Valley, an Area of Outstanding Natural Beauty between Honiton and the Regency coastal town of Sidmouth. The property enjoys a sunny, sheltered position with far-reaching views of the surrounding countryside.

Farway itself is a small, friendly village with a primary school, parish church and village hall. Honiton, approximately 5 miles to the north, offers a range of shops, banks, schools, a sports centre and mainline rail link to London Waterloo. Colyton Grammar School—one of England's top state grammar schools—is about 5 miles to the south-east.

The Cathedral City of Exeter (approximately 21 miles) provides extensive shopping and cultural facilities, M5 access, mainline rail services to London and an international airport. Sidmouth, around 8 miles distant, offers a Regency seafront, pebble and sand beaches, and access to the World Heritage Jurassic Coast.

## DESCRIPTION

Lambrook Farm is a distinguished Grade II listed Devon Longhouse enjoying an idyllic position at the head of a private drive in the heart of the picturesque Farway Valley. Peaceful and secluded, the property commands outstanding views across its own gardens, grounds and the surrounding countryside.

Believed to date from the early to mid-16th century, the farmhouse is traditionally built of local flintstone beneath a thatched roof—part of which has been recently renewed—with a tiled rear extension. Once thought to be a hall house, Lambrook Farm retains a wealth of historic features including a circular stair turret with Tudor-arched doorway, heavily beamed sitting and dining rooms, inglenook fireplaces with Beerstone cheeks, plank and muntin screen, flagstone floors and impressive cruck beams to the first floor.

In recent years the property has been sensitively restored and enhanced. A striking timber and glass kitchen extension brings a contemporary dimension to the home, with a barrelled ceiling, roof lantern and doors opening to the terrace. Other modern upgrades include underfloor heating to the kitchen, sun room, dining room and family bathroom, a newly fitted bath/shower room and an updated heating system—all blending comfort with period character.

Adjoining the main house is Lambrook Cottage, a beautifully presented two-bedroom holiday cottage offering flexible accommodation for guests, extended family or as a valuable income source. Planning permission (now lapsed, Ref: 16/0142/FUL) was also granted in 2016 to convert part of the games room and courtyard store into an additional one-bedroom holiday let.







## GARDEN AND GROUNDS

The setting of Lambrook Farm is one of its most captivating features. Extending to approximately 11.65 acres, the property is surrounded by landscaped gardens, paddocks and mature trees—creating a haven for wildlife and an exceptional degree of privacy.

A long, tree-lined drive bordered by a small stream sweeps up to the farmhouse, leading to generous parking areas and a charming cobbled courtyard flanked by traditional outbuildings. These include several stores, a large games room/gymnasium (approximately 39' x 18') and a workshop.

To the rear, a paved terrace adjoins the contemporary kitchen extension and enjoys panoramic views over the gardens and paddocks beyond—perfect for outdoor dining and entertaining. Further lawns, colourful planting and a duck pen complete the immediate garden area.

Beyond the house lies a substantial workshop and car port fitted with photovoltaic panels and battery storage. The equestrian facilities are superb, comprising an L-shaped stable block with four boxes, feed and tack room, and a riding arena measuring about 120' x 65'. The land is divided into six principal paddocks, three with water troughs, bordered in part by a stream.

## SERVICES

The property is connected to mains water and electricity, supplemented by photovoltaic panels with battery storage. Heating is provided by an oil-fired central system, and private drainage is via a recently installed treatment plant. A telephone line is connected, and Starlink currently supplies superfast broadband.

There is a public footpath along the driveway and through two of the fields.

## DIRECTIONS

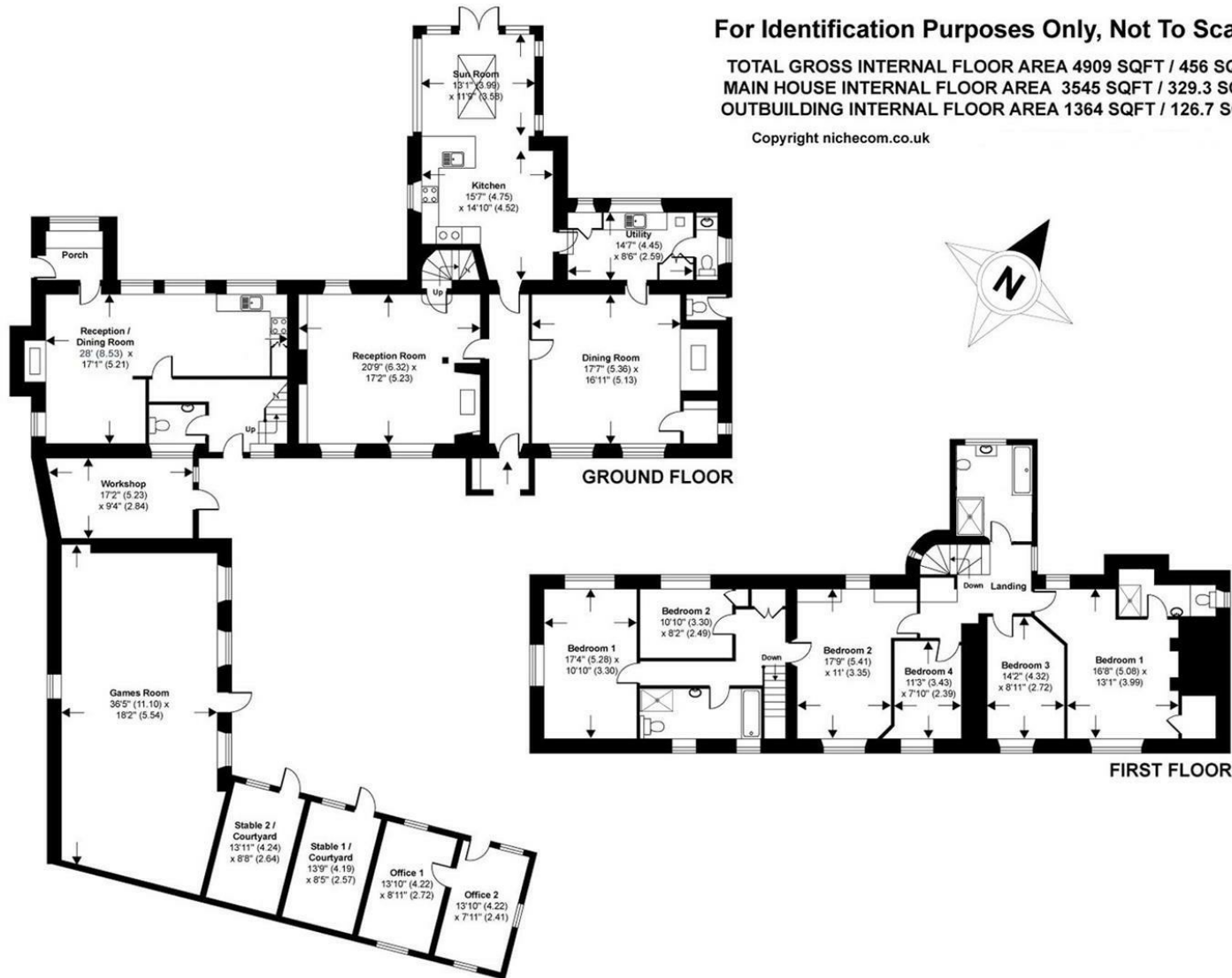
From Honiton, take the A375 towards Sidmouth. After approximately 2.5 miles, turn left at the crossroads by the Hare & Hounds public house onto the B3174 to Seaton. Take the second left to Southleigh and after about 200 yards turn left again to Farway. Continue along this lane (Ball Lane) for around 0.8 miles, where the entrance to Lambrook Farm will be found on the left, on a sharp right-hand bend.



**For Identification Purposes Only, Not To Scale.**

**TOTAL GROSS INTERNAL FLOOR AREA 4909 SQFT / 456 SQM**  
**MAIN HOUSE INTERNAL FLOOR AREA 3545 SQFT / 329.3 SQM**  
**OUTBUILDING INTERNAL FLOOR AREA 1364 SQFT / 126.7 SQM**

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