



Western Farm







Western Farm

Harcombe, Sidmouth, Devon, EX10 0PR

Sidmouth: 2.6 miles Ottery St. Mary: 7.5 miles Honiton: 7.8 miles

A Grade II Listed detached farmhouse set within over 3 acres of grounds, featuring a self contained one bedroom annexe and a range of traditional outbuildings.

- Detached period property
- Grounds of over 3 acres
- Outbuildings
- Quiet location
- EPC D
- Grade II listed
- Countryside views
- Annexe
- Freehold
- Council Tax Band G

Guide Price £1,150,000

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



SITUATION

Harcombe is nestled within East Devon's Area of Outstanding Natural Beauty, surrounded by rolling countryside and picturesque views.

Just three miles away lies the charming coastal town of Sidmouth, part of the UNESCO World Heritage designated Jurassic Coast. Sidmouth is renowned for its esplanade, sandy beaches, and public gardens. The town also offers an excellent range of independent shops, everyday amenities, and leisure facilities, including a swimming pool, sailing club, and thriving cricket, tennis, and croquet clubs.

DESCRIPTION

A characterful and inviting farmhouse offering spacious and versatile accommodation, including three reception rooms and a charming country style kitchen.

To one side of the property, the kitchen is fitted with a range style cooker and opens into a delightful dual aspect family room, complete with an impressive inglenook fireplace and a beautiful curved wooden staircase leading to the first floor. Just off the kitchen is a bright and airy garden room, perfect for relaxing. From the entrance hall, there is access to a formal dining room with a secondary staircase, and a separate sitting room, both rooms feature traditional inglenook fireplaces.

Additional ground floor accommodation includes a useful study, a utility area with WC, and a walk in larder, providing plenty of practical space for everyday living.

Upstairs, the first floor is thoughtfully arranged into two wings, yet remains fully interconnected. There are four well proportioned bedrooms in total, served by two family bathrooms, one for each side of the house, offering excellent flexibility for families or guests.





OUTSIDE

Set within over three acres of tranquil countryside, offering a rare combination of privacy, charm, and versatility. The property enjoys a beautifully maintained, south facing formal garden, complemented by expansive lawns that provide uninterrupted views across the rolling landscape, an idyllic setting for outdoor living and relaxation. The land extends to pasture, incorporating a yard with two stables, a tack room and a hay barn, all with electricity and water connected. In addition, the field benefits from a separate access gate off the country lane, as well as access directly from the stables.

Opposite the main house is a range of outbuildings, thoughtfully arranged to enhance both functionality and lifestyle flexibility. These include a well appointed one bedroom annexe featuring an open plan kitchen/living area, a double bedroom with ensuite bathroom, and an additional separate shower room, ideal for guests, extended family, or multigenerational living.

The remaining attached buildings comprise two garages, a large store, and a modernised unit offering excellent potential as a home office, studio, or further ancillary accommodation (subject to any necessary consents). Beyond the house and outbuildings lies a spacious area providing ample off road parking, ideal for multiple vehicles or larger equipment.

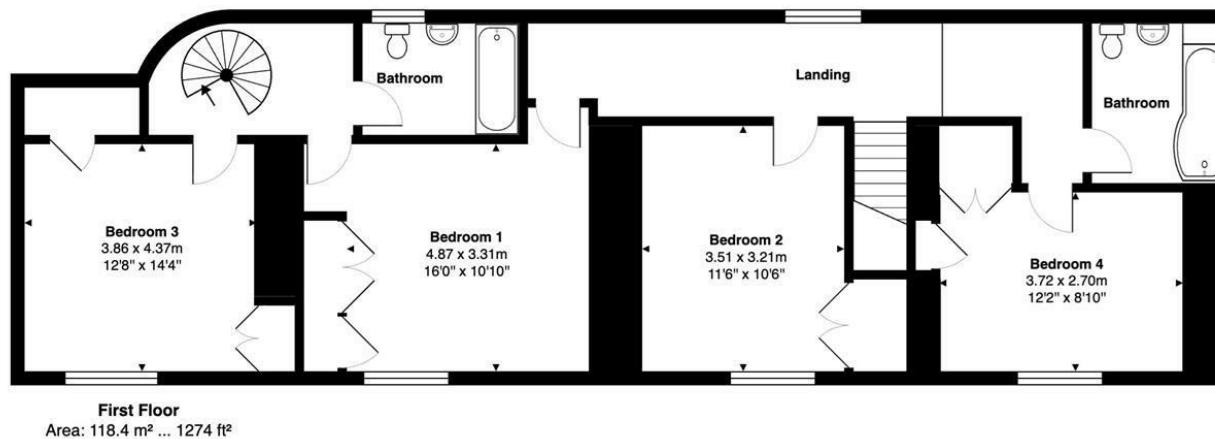
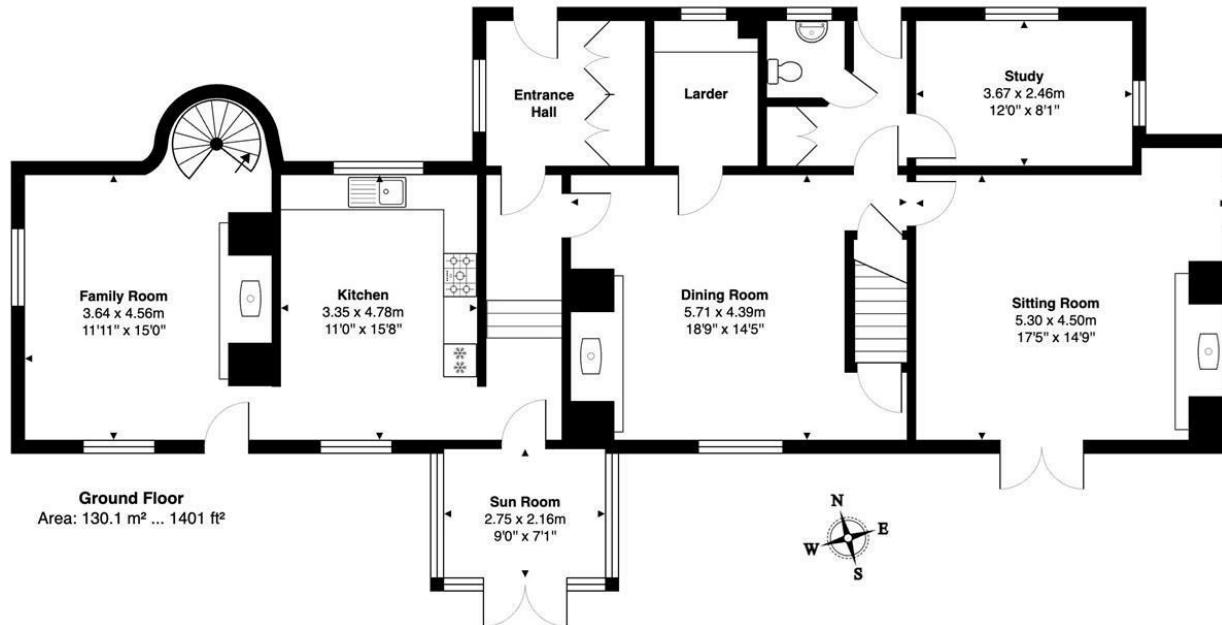
SERVICES

Mains electricity. Private water supply, which supplies 4 properties. Private drainage which is a septic tank (not tested), which is located in the field on the other side of the lane. Oil fired central heating.

Standard broadband available, the current owners have a contract with Starlink. Mobile signal likely with Three, EE, O2 and Vodafone networks (Ofcom).

DIRECTIONS

What3words: ///shifts.simple.calibrate



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		71
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



