



HARRISON
LAVERS &
POTBURY'S

Western Farm Harcombe Sidmouth EX10 0PR

Guide Price
£1,250,000 FREEHOLD

A stunning Grade II Listed, thatched home with an abundance of period charm and with gardens, grounds and a paddock extending to around three and a half acres.

Nestled in the picturesque East Devon countryside, Western Farm is a beautifully presented Grade II Listed thatched property, offering a sympathetic blend of period character and modern comforts. This spacious and versatile four-bedroom home retains many period features including original oak ceiling beams, inglenook fireplaces and period joinery, all beautifully integrated with contemporary improvements.

The entrance to the property is via a hall room, with generous fitted storage. The inner hallway leads through the centre of the house to a south facing garden room at the rear. The kitchen/breakfast room features a dual aspect, marble surfaces, with a range style cooker, extractor, built-in fridge/freezer and dishwasher. Beyond the kitchen is a spacious family room with an inglenook fireplace and an impressive, curved staircase rising to the first floor. On the opposite side of the hallway is a separate dining room with inglenook fireplace, a well furnished larder, utility area with cloakroom and a dual aspect study/fifth bedroom. A concealed, second staircase rises to the first floor.





The delightful sitting room has splendid views and garden doors, opening onto a small, secluded patio and rear garden. This room also has an Inglenook fireplace.

On the first floor there are four double bedrooms, all fitted with storage cupboards, bedroom one with a walk-in wardrobe. The bedrooms are served by two, well-appointed bathrooms and there are two airing cupboards.

The house is heated by an oil-fired central heating system via a modern boiler.

Set in grounds extending to over three acres, Western Farm offers tranquil surroundings with a beautiful, south facing formal garden behind the main house, with an adjoining lawn garden extending to the east up to a summerhouse. Views here are simply breathtaking, looking down over the rolling hillsides of Harcombe. A range of outbuildings provide two garages, generous storage and a modernised space with obvious potential for use as an office or games room. There is also a well-appointed, one-bedroom annexe with delightful, open plan dining/sitting room/kitchen area complete with bathroom and shower room, perfect for guests and multi-generational living all with fantastic, countryside views.

Finally, the property enjoys the rare benefit of stabling, a tack room and a sloping paddock of around two and a half acres.

Harcombe lies within East Devon's Area of Outstanding Natural Beauty and is a peaceful setting with picturesque views. The unspoilt town of Sidmouth is a little over three miles away on the Jurassic Coast and offers a broad range of amenities to include Waitrose, numerous independent shops, High Street chains and popular restaurants.







SERVICES Oil fired central heating. Mains electricity. Private water and drainage.

BROADBAND AND MOBILE Standard broadband is available in the area however, the current owners have a contract with Star Link broadband, a popular alternative for rural areas. Mobile coverage outside is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

OUTGOINGS We are advised by East Devon District Council that the council tax band is H.

POSSESSION Vacant possession on completion.

EPC: N/A Grade II Listed

REF: DHS02527

VIEWING Strictly by appointment with the agents.

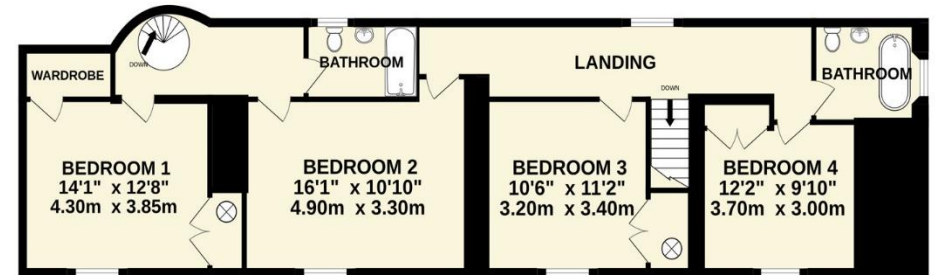


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

