

Higher Farm

Dalwood • Axminster • East Devon

Symonds
& Sampson

ESTABLISHED 1858



Higher Farm

Dalwood, Axminster, East Devon, EX13 7HQ

Dalwood 3 miles • Axminster 4 miles
Lyme Regis 9 miles • Exeter 23 miles
London Waterloo 2 hours 40 minutes
(Distances & times approximate)

A fine 5 bedroom farmhouse (currently divided) with detached cottage and cabin set in a tranquil position at the end of a long driveway. An ideal rural retreat with glorious views over the Yarty Valley's beautiful countryside. Surrounded by 5.71 acres (2.31 ha) of charming gardens and pretty pastureland with ponds and coppice.

- Higher Farmhouse: Conservatory, sitting room, dining room, kitchen/breakfast room, utility room. Master suite with bathroom and sauna. Two further bedrooms and shower room.
- Rainbow Cottage (Part of the farmhouse): Sun room, conservatory, living area with kitchen, two bedrooms and bathroom.
- Barn Cottage: Sun room, open plan living area with kitchen, bedroom and bathroom
 - The Cabin, garden stores and mobile home
- Attractive gardens with kitchen garden, pastureland, pond and a small area of coppice

In all 5.71 acres (2.31 ha)

For Sale by Private Treaty





Situation

Higher Farm is nestled in an elevated but sheltered position on the eastern flanks of Horner Hill overlooking the tranquil Yarty Valley in the Blackdown Hills Area of Outstanding Natural Beauty. This historic farmhouse is located between the pretty villages of Dalwood and Stockland. Dalwood has a thriving community with a popular inn, community shop and village hall. The nearby bustling market town of Axminster offers all the amenities one would expect, with a choice of supermarkets and independent shops, a sports centre, swimming pool and a mainline train station. The Jurassic Coast World Heritage Site and the popular resort of Lyme Regis with its sandy beaches are only a short drive from the property, offering excellent opportunities for walking, fishing and swimming. Whilst surrounded by unspoilt countryside, the property is readily accessible by both road and rail, with the A30/A303 providing good road connections both east and west. The Cathedral city of Exeter is easily accessible with an excellent range of cultural, recreational and shopping facilities, a mainline railway service to London Paddington, access to the M5 and Exeter International Airport.

The Property

This charming country home cleverly combines the original Devon stone farmhouse under a slate roof with a sympathetic rear extension overlooking the garden to create a spacious three or five bedroom home with stunning panoramic views over the Yarty Valley. For many years the house has been divided, with the lower section forming the two bedroom Rainbow Cottage that has been let out. This could be easily re-incorporated to create a larger family home if required. The current owners have restored and improved the property, whilst retaining much of the charm and character of the house. The sitting room has a traditional feel with character features such as the inglenook fireplace, exposed beams, flagstone floor and window seat. The light and airy extension currently used as a dining room, creates an excellent space for entertaining with French windows opening onto the garden, offering seamless indoor/outdoor living. Upstairs the master bedroom suite features a newly appointed bathroom and sauna. This lifestyle property is ready to move into and would suit a variety of buyers, possibly seeking multi-generational living or to provide an income.

Please see floorplan for accommodation and measurements.



Outside

The long, shared driveway, flanked by fields on both sides, sweeps up to the parking area below the courtyard. The attractive terraced gardens are largely laid to lawn, with borders filled with a variety of ornamental plants including azaleas, acers and roses, gently blending into the countryside beyond. Behind the useful **Garden Stores** (11.80m max x 6.64m) with adjacent log stores is a productive kitchen garden with a small orchard. Beyond Rainbow Cottage a two bedroom mobile home is tucked away overlooking the valley. Below the parking area is a hidden garden with a stream running through bordered by gunnera, the Cabin, a 12m polytunnel and a variety of soft fruit.

Barn Cottage is a detached single storey annex built of local stone under a tiled roof. It has been converted into a spacious one bedroom cottage with its own private garden and was previously rented out.

The Cabin (4.69m x 3.48m) is an off-grid timber clad studio with decking on two sides. This flexible space for either accommodation, work or leisure, has a woodburner and a solar panel with storage battery.

The Land

The pastureland is set to the west and east of the farmstead with a wildlife pond, as well as an area of coppice. It is mainly gently sloping, well sheltered and mostly enclosed by hedges. There is conservation and ecological appeal with a variety of habitats, mature native trees and a profusion of wildflowers including naturalized snowdrops, wild daffodils, bluebells and native orchids in season. The land offers protection and will appeal to a range of lifestyle interests. In all 5.71 acres (2.31 ha).

Services

Main electric, Main and private water Private drainage. Telephone and broadband connected.

Tenure

All freehold with vacant possession upon completion.

Sporting

All rights are understood to be owned and included in the sale. Hunting with the Cotley Harriers. Racing at Exeter or Taunton. Golf at Honiton or Lyme Regis. Sailing on the coast at Lyme Regis or Topsham.





Rights of Way

No public rights of way cross the property.

A neighbouring landowner has a right of way over the track and one field.

Education

Primary schooling at Membury. State secondary school at Axminster and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill, Blundells, the Exeter and the Taunton Schools.

Local Authority

East Devon District Council EX14 1EJ Tel: 01404 515616.

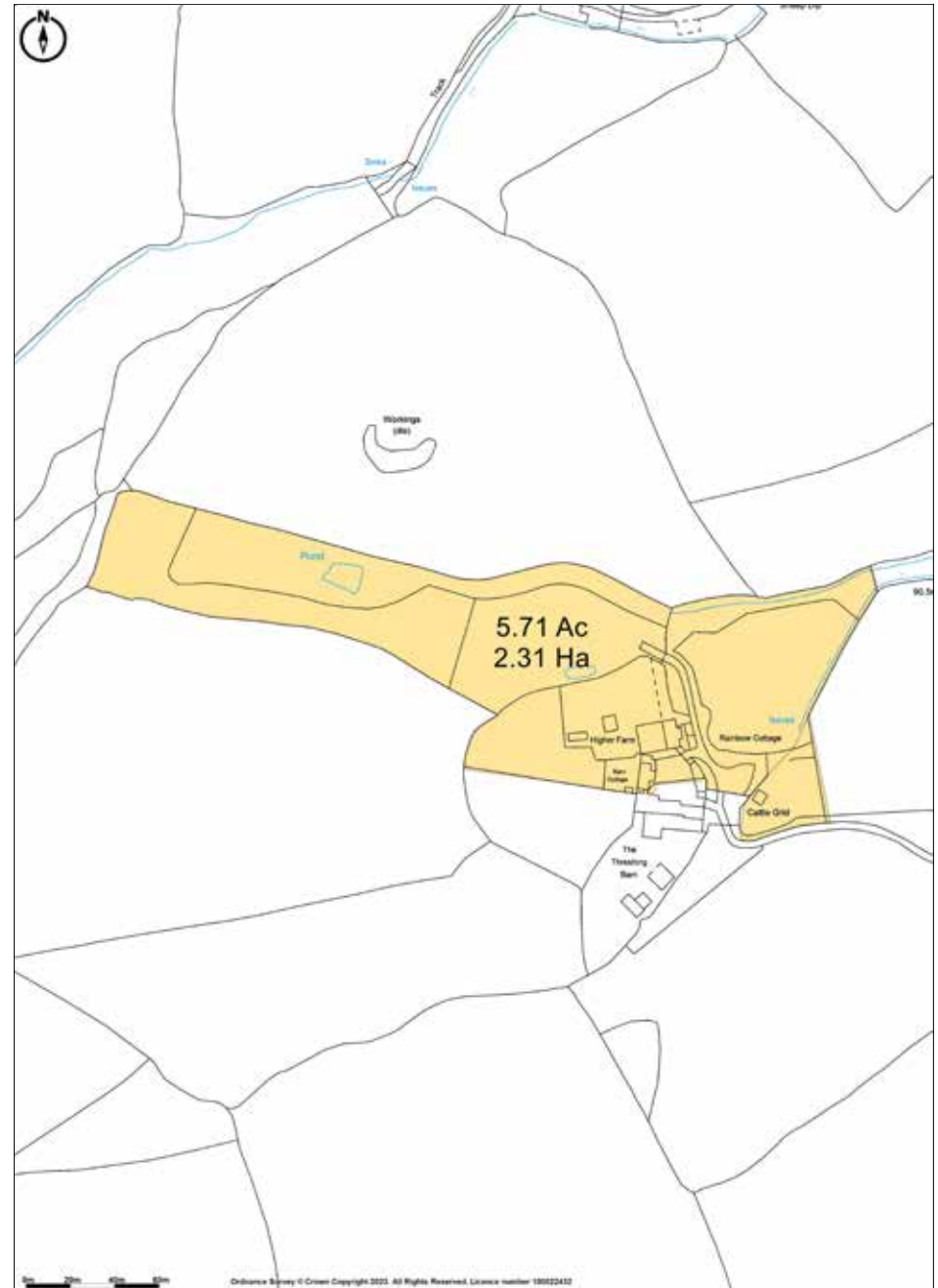
Council Tax Bands: Higher Farm E, Rainbow Cottage C & Barn Cottage B

Directions

From Axminster take the A35 westwards towards Honiton. In Kilmington pass Greggs Bakery and Texaco Garage on your left and turn right at the crossroads signposted Stockland. Pass Millers Farm Shop and continue along this lane for about 2 miles where the entrance driveway to Higher Farm will be found on your left, Higher Farm is at the far end of the driveway on the right. Our sale board will be posted.

Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122





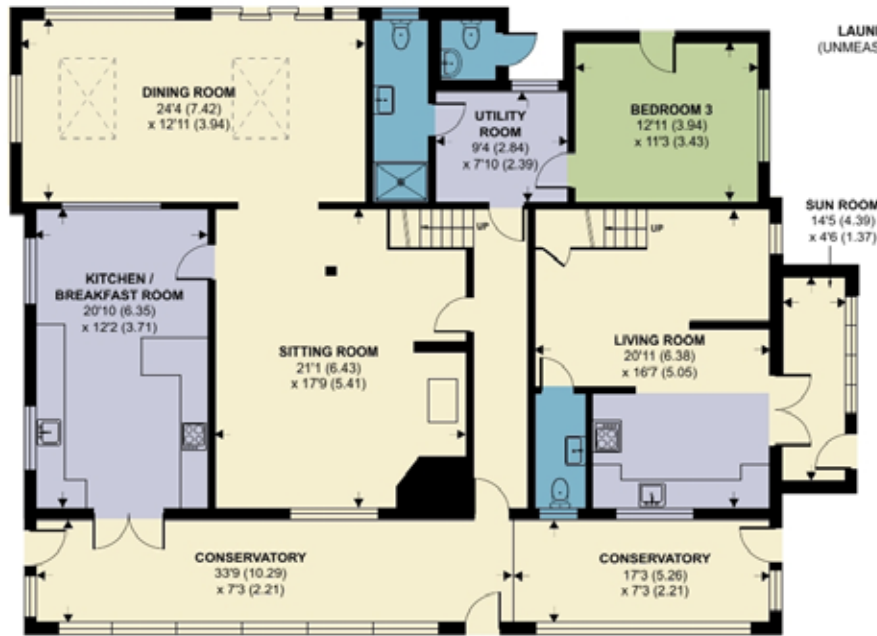
Higher Farm, Dalwood, Axminster

Approximate Area = 3342 sq ft / 310.4 sq m (excludes WC)

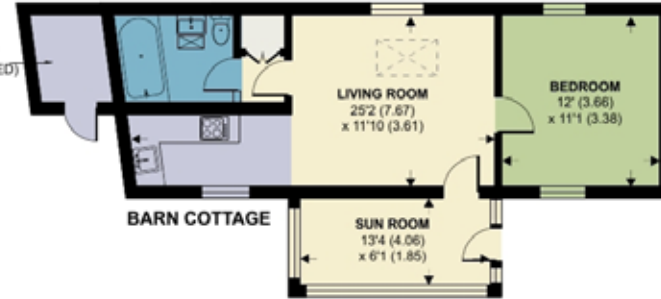
Barn Cottage = 543 sq ft / 50.4 sq m (excludes laundry)

Total = 3885 sq ft / 360.9 sq m

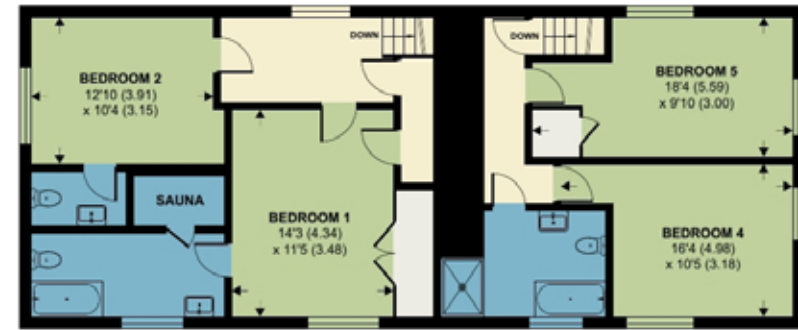
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GROUND FLOOR



BARN COTTAGE

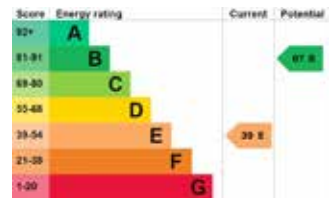


FIRST FLOOR

Higher Farm



Barn Cottage



Rainbow Cottage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1031308



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Sole Agents:

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