

Honeycombe Farm,

Broadwindsor • Beaminster • West Dorset



Symonds
& Sampson

ESTABLISHED 1858





Honeycombe Farm

Broadwindsor, Beaminster, West Dorset, DT8 3PU

Beaminster 1.5 miles • Bridport 6 miles • The Coast 7 miles • Dorchester 18 miles
London Waterloo 2 hours and 36 minutes.

(Distances & times approximate)

An excellent and diverse 87.84 acre livestock/residential farm set close to Beaminster. Handsome period farmhouse, bungalow, two semi-detached barn conversions and a barn with planning for conversion. Versatile modern farm buildings, pastureland, lake and coppice.

In all 87.84 acres (35.54 ha)

For Sale by Private Treaty as a whole
or in up to four lots

Sole Agents:

01297 33122

Symonds & Sampson LLP

Trinity Square

Axminster EX13 5AW

Contact Ross Willmington or Angela Gillibrand
rwillmington@symondsandsampson.co.uk

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Situation

Honeycombe Farm is nestled in the rolling Dorset countryside just half a mile from the picturesque village of Broadwindsor in the West Dorset Area of Outstanding Natural Beauty, close to the popular towns of Beaminster and the coast at Bridport. Broadwindsor has an active community with

a village shop, pub, church, village hall and craft centre. The historic town of Beaminster has a wide range of independent shops, restaurants and pubs, as well as a veterinary surgery and medical centre. Further amenities are available at the vibrant market town of Bridport including a twice weekly market, regular farmers markets and Waitrose. There

are a range of cultural activities including a cinema, arts centre and newly refurbished leisure centre. The easily accessible Jurassic Coast offers excellent opportunities for walking, fishing and swimming. Crewkerne and the county town of Dorchester, each with a mainline rail service to London Waterloo, are within easy commuting distance.



The Property

Currently run as an organic livestock farm with beef and sheep, Honeycombe Farm offers prospective purchasers the rare opportunity to acquire a working farm in this sought after area of West Dorset. The farm has been in the current owners' family for three generations and comes to the market for the first time in over fifty years. There is excellent residential accommodation with four dwellings, planning permission for a further barn conversion, a range of modern farm buildings and an excellent block of productive land. This versatile farm could offer multi-generational living and has a diversified income from the established rents of the existing barn conversions. Additionally there is considerable sporting/amenity appeal with mature hedgerows, watercourses, the wildlife/fishing lake and areas of coppice.

Lot One - Spring House, Mead Barn, Cowleaze Cottage, The Milking Parlour, Farm Buildings and about 35.11 acres (14.20 ha).

At the heart of the farmstead is Spring House, a handsome period detached farmhouse which dates back over 200 years. With golden hamstone elevations under a slate roof, this quintessential Dorset farmhouse offers



light and airy accommodation with character features such as flagstone floors, period joinery and fireplaces. Our clients have carried out a programme of refurbishment to create a welcoming home, featuring the use of natural materials such as travertine floors. At the heart of the farmhouse is the charming open plan kitchen with a Rayburn and island, and a cosy seating area around the wood burner. Upstairs the bathroom is newly appointed and one bedroom is now a dressing room. Planning permission was granted in 2017 for a sympathetic three storey side extension to the farmhouse, with sizeable windows on the gable end. The steel frame is in place which has secured the permission. The extension will provide a full width drawing room with bifolds opening onto the garden and two further storeys to create a master suite with a dressing/study space. The gardens to the front and rear of the house give a sense of privacy and separation from the surrounding farm.

Please see floorplan for accommodation and measurements.

Outside

Spring House is well screened by mature hedges and approached by a drive that sweeps to the parking and turning area in front of the double garage. The surrounding gardens are mostly laid to lawn, with a terrace to the rear. On the far side of the garage well-shielded from the farmhouse with a separate entrance drive, are the stone former hay barn and cow stall which were converted in 2004 into the semi-detached Mead Barn and Cowleaze Cottage respectively. Both properties are well presented and have been successfully rented as Assured Short Term Tenancies, providing significant rental income.

Mead Barn the accommodation is arranged over two floors, with a kitchen and living area and three bedrooms on the first floor. Externally there is a courtyard and parking area.

Cowleaze Cottage is single storey with a kitchen/living area and two bedrooms. Externally there is a private courtyard and parking area.

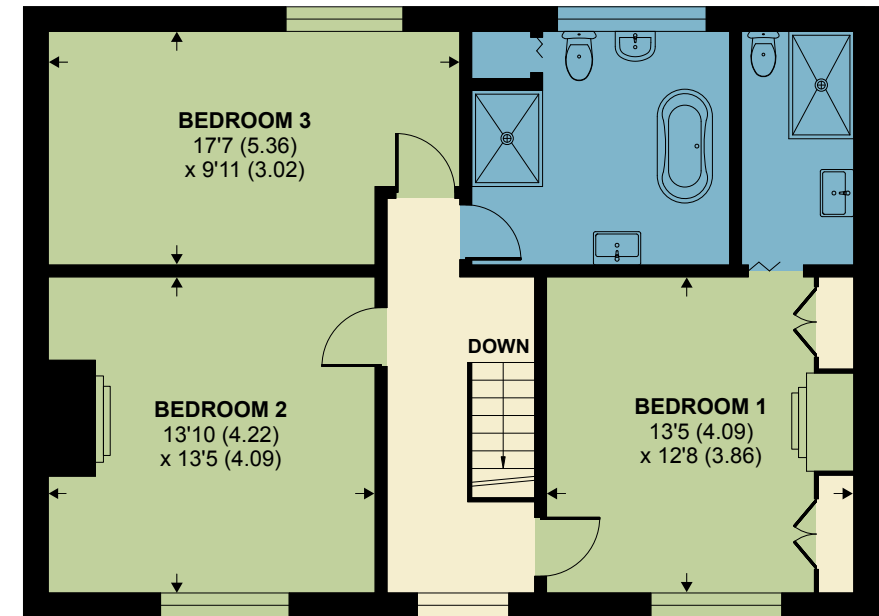
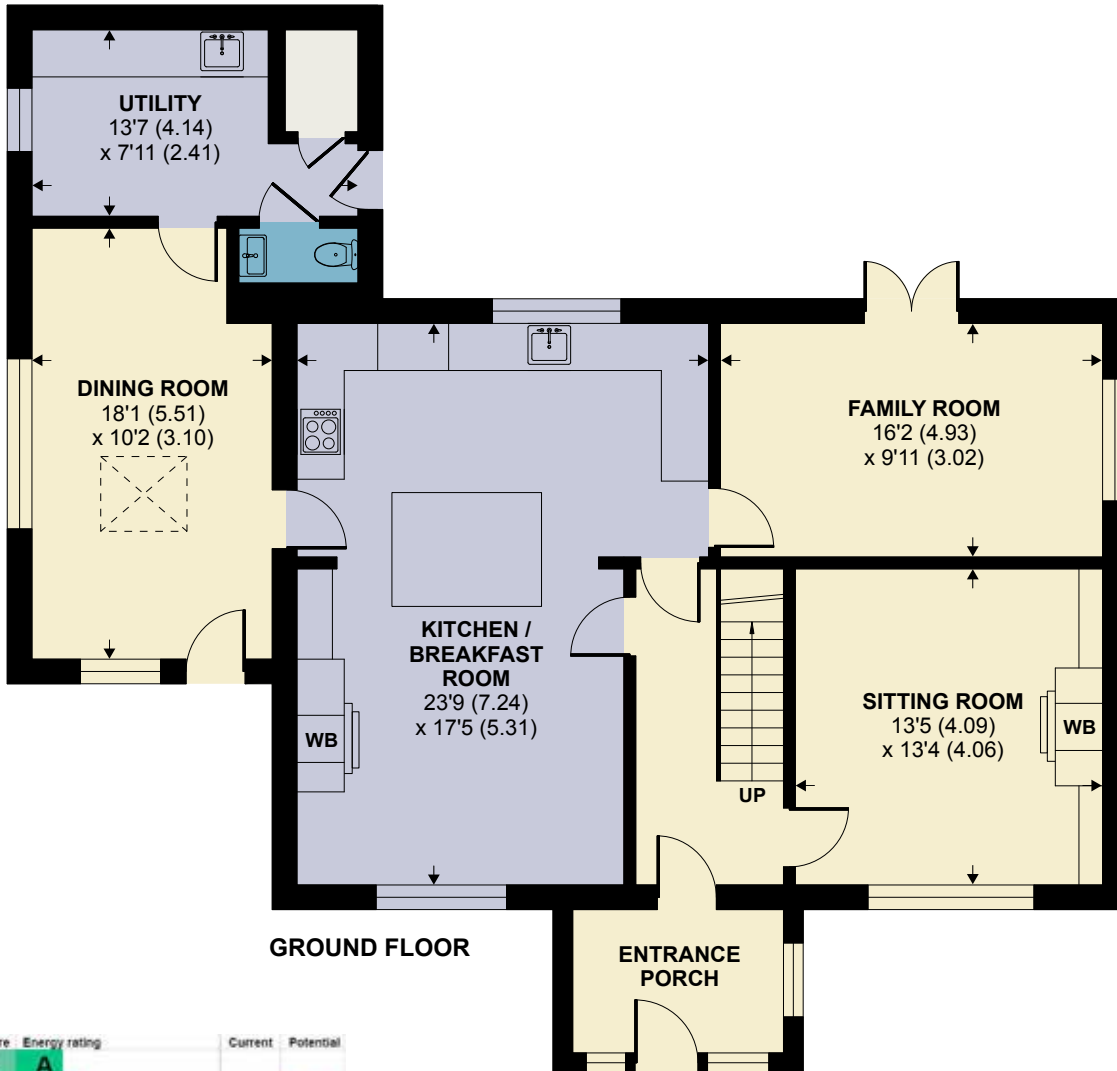
The Milking Parlour a traditional red brick single storey barn, formerly the milking parlour. There is permission to convert into a two bedroom, two bathroom property with an open plan kitchen/living area and adjacent parking. Planning permission



Spring House, Broadwindsor, Beaminster

Approximate Area = 2009 sq ft / 186.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Symonds & Sampson. REF: 1039152





granted by West Dorset District Council under application WD/D/20/0011 dated 22 April 2021.

Farm Buildings

With Lot One is a three bay steel framed Machinery/general purpose farm building (18.4m x 10.2m). Concrete floor, open fronted and clad with box profile.

The Land

An excellent block of productive pastureland offered in good heart and well fenced for cattle or sheep. Divided into five main enclosures, the land would be ideal for livestock or equestrian purposes, with secondary access to the north for outriding. Close to the farmstead is an extremely attractive amenity area with some coppice and the substantial lake, which has a mown path surrounding it. In all about 35.11 acres (14.20 ha).

Lot Two - Cattle Building & Yard 0.10 of an acre (0.04 ha)

A recently constructed steel framed Cattle Building (18.5m x 9.8m), erected in 2019. Concrete floor and clad with Yorkshire boarding. Yard area to front. Accessed over a right of way from Lot One, if sold separately.

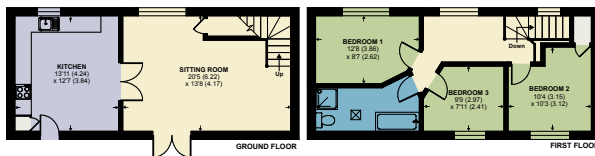
Lot Three - Little Honeycombe, Farm Buildings and about 6.15 acres (2.49 ha) of garden and pastureland.

Built in 1972 and set in a slightly elevated position to the west of the farmstead, the detached three bedroom bungalow has an Agricultural Occupancy Condition. Constructed of faced block under a tiled roof, the accommodation features a generous kitchen/breakfast room with double doors to the dining room and the dual aspect sitting room has French doors opening onto the garden. The integrated garage could offer potential to expand the accommodation if required. The garden is laid mainly to lawn and well sheltered by a number of mature trees.

See floorplan for accommodation and measurements.

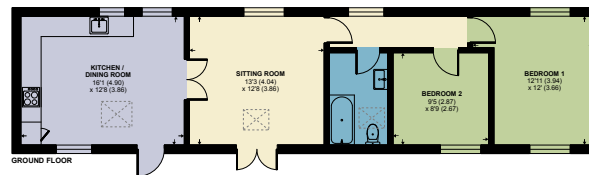
Mead Barn, Broadwindsor, Beaminster

Approximate Area = 952 sq ft / 88.4 sq m
For identification only - Not to scale



Cowleaze Cottage Broadwindsor, Beaminster

Approximate Area = 715 sq ft / 66.4 sq m
For identification only - Not to scale



Farm Buildings

An excellent range of modern farm buildings arranged around expansive concrete/hardcored yards, they comprise:-

1. Covered Yard/Cattle Building (22.7m x 11.6m). Timber framed clad with Yorkshire boarding and concrete floor. Planning for further building (18.2m x 13.7m) in existing yard, concrete pad laid.

2. Cattle Building (18m x 13m). Steel framed, clad with Yorkshire boarding and concrete parcel walls. Concrete feed passage and chalk floor. Planning for further building (20m x 9.2m), concrete pad laid.

The Land

Lot Three sits in about 6.15 acres (2.49 ha) of gently sloping pastureland, with secondary access to the north for outriding (a right of way will be granted over Lot One marked points A-B on the sale plan).

Lot Four – 46.48 acres (18.81 ha) of Pastureland south of the road

A further block of mainly gently sloping or sloping permanent pastureland divided into six main enclosures. Access at four points onto the highway. The land forms part of Clanden Hill and runs up towards Waddon Hill Roman Hill Fort, a well known West Dorset landmark. The land is well fenced for cattle or sheep and offered in excellent heart.

Services

Lot One – Main electricity, private drainage and private water supply. Oil fired central heating to Spring House. Electric heating to barn conversions.

Lot Two – Main electricity and private water supply.

Lot Three – Main electricity, private drainage and private water supply. Oil fired central heating.

Lot Four – Private water supply.

Sub meters will be required and rights to water if the farm is sold in lots.

Agricultural Schemes

The farm is currently entered into a Higher Tier Countryside Stewardship Scheme which runs until 31st December 2031 and is also registered Organic.

Tenure

All freehold with vacant possession upon completion, with the exception of Mead Barn and Cowleaze Cottage which are each let on an AST.

Sporting

All rights are understood to be owned and included in the sale. Hunting with the Seavington Foxhounds. Racing at Taunton or Wincanton. Golf at Sherborne, Yeovil or West Bay. Sailing on the coast at West Bay.





Rights of Way

A public footpath crosses Lot One a good distance from the farmhouse. A bridlepath crosses Lot Four. If sold in lots, two rights of way will be granted over Lot One giving access to Lot Two and Lot Three access to Common Water Lane to the north.

Education

State primary at Broadwindsor and secondary school at Beaminster. Independent schools in the area include Perrott Hill, Sherborne, Millfield and Taunton.

Local Authority

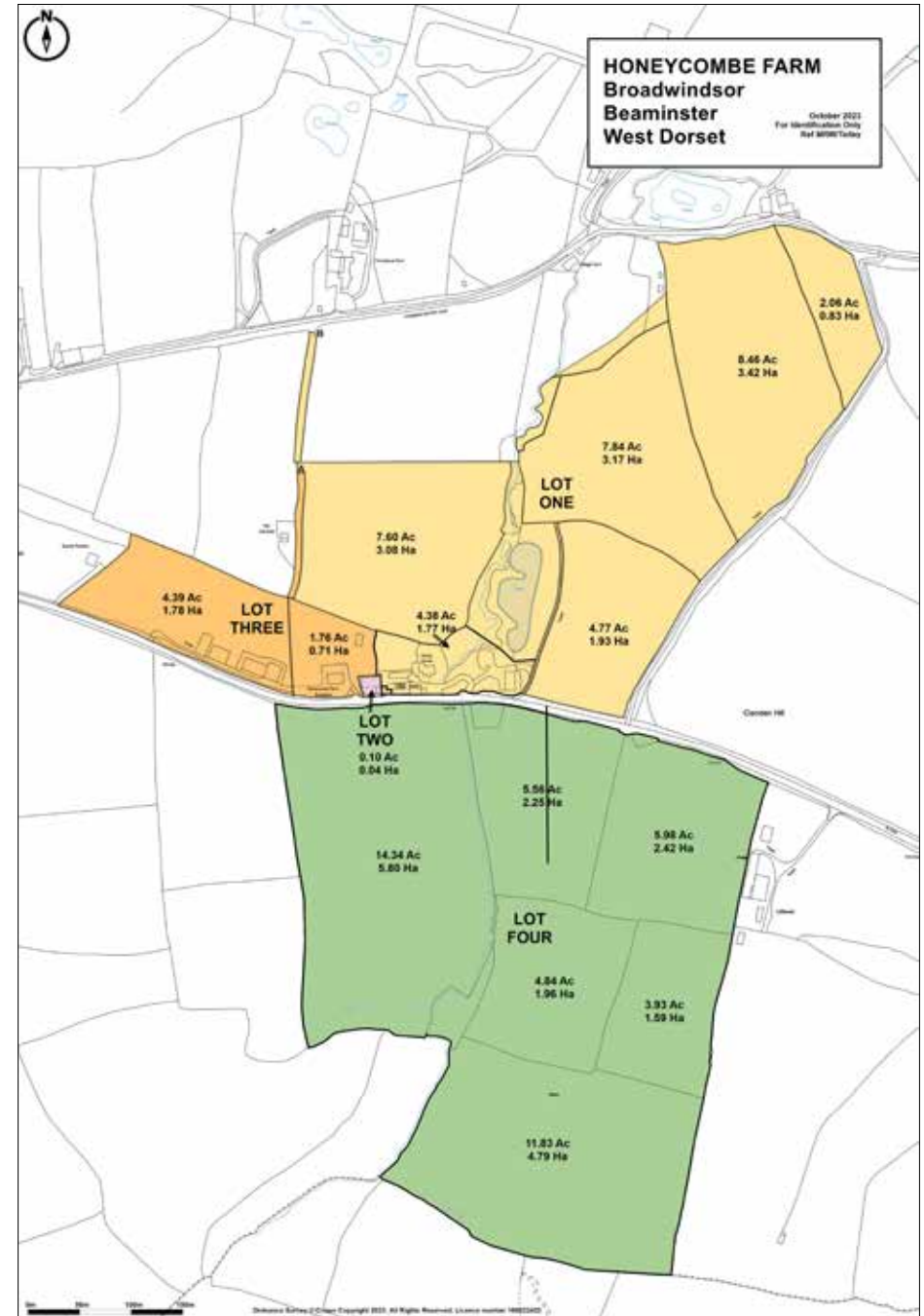
West Dorset District Council. Tel: 01305 251010 Council Tax Bands: Spring House: F
Little Honeycombe: E Mead Barn: D Cowleaze Cottage: C

Directions

From Beaminster's Square take Hogshill Street and proceed to the mini roundabout. Bear left signposted Broadwindsor on the B3163. Continue along this road, over a steep hill, the entrance to Honeycombe Farm will be found on your right, before you reach the village of Broadwindsor. Our sale boards 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



Little Honeycombe, Broadwindsor, Beaminster

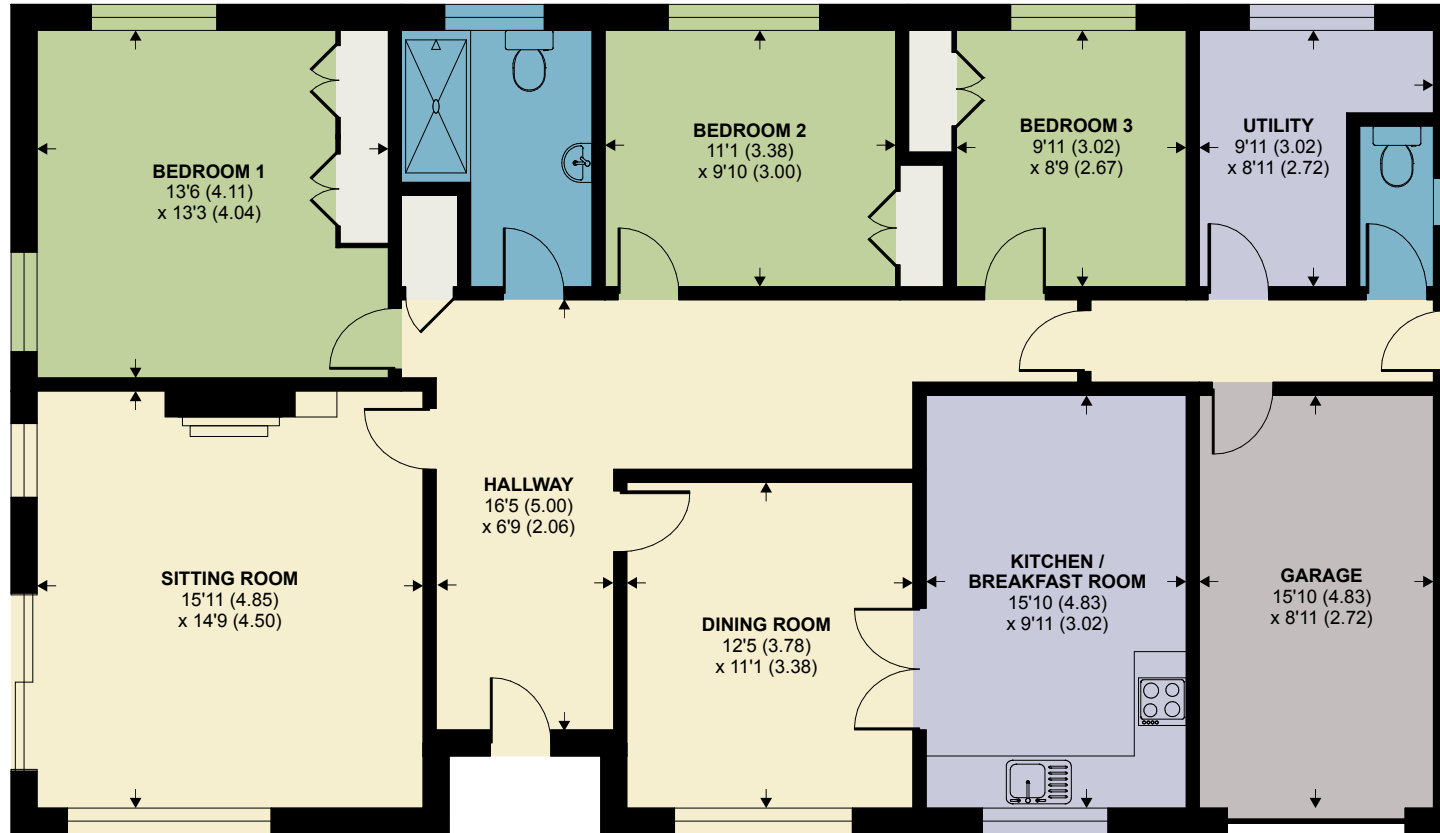


Approximate Area = 1422 sq ft / 132.1 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1564 sq ft / 145.3 sq m

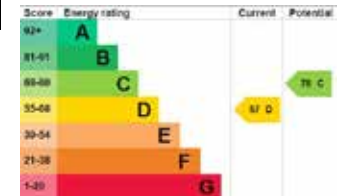
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GROUND FLOOR



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