

Hollyleigh Farm

Tillworth • Hawkchurch • Axminster







Hollyleigh Farm

Tillworth, Hawkchurch, Axminster, Devon, EX13 5UB

Hawkchurch 1 mile • Axminster 4 miles • The coast at Lyme Regis 7 miles
London Waterloo 2 hours 40 minutes

(Distances & times approximate)

An attractive residential/livestock farm with generous 7 bedroom dormer bungalow (AOC) set in the unspoilt East Devon Countryside. Range of modern farm buildings. Block of productive pastureland in all 95.01 Acres (38.44 Ha). Far reaching views across three counties.

- Sitting room, kitchen/dining room/conservatory, utility room, 3 bedrooms and bathroom.
First Floor: 4 further bedrooms and family bathroom.
- Range of modern farm buildings with former dairy
 - Stunning far reaching views
- Productive pasture/arable land with good access and road frontage

In all 95.01 acres (38.44 Ha)

For sale by Private Treaty as a Whole
or up to Four Lots

Sole Agents:

01297 33122

Symonds & Sampson LLP

Trinity Square

Axminster EX13 5AW

Contact Ross Willmington or Angela Gillibrand
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**Symonds
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ESTABLISHED 1858



Situation

Hollyleigh Farm is set in an elevated yet tranquil location surrounded by rolling countryside in this unspoilt corner of East Devon, close to the border with both Somerset and Dorset. The nearby village of Hawkchurch has an inn, recently expanded community shop, active village hall and 12th century church. The bustling market town of Axminster offers all the amenities one

would expect, with a choice of supermarkets, medical centre, sports centre, swimming pool and mainline train station. To the South, the Jurassic Coast World Heritage Site and popular resort of Lyme Regis with its famous Cobb and sandy beach, provides a range of independent shops and restaurants, as well as offering excellent opportunities for walking, fishing and swimming. The property is readily accessible by both road and rail. The

A35 coast road is about 4 miles away giving access to Bridport to the east, and to the west, Honiton and the A30 to the Cathedral City of Exeter (with its regional airport and access to the M5), excellent shopping, leisure and cultural facilities.

The Property

Formerly a dairy farm, Hollyleigh Farm comes to the market after 30 years, following the

vendors decision to retire. More recently run as a livestock farm with beef and sheep, it offers prospective purchasers the opportunity to acquire a working farm in East Devon, just outside the Areas of National Landscape (formerly Areas of Outstanding Natural Beauty). The spacious modern farmhouse, with a range of farm buildings and an excellent block of pastureland make this a versatile property.

Lot 1 - Farmhouse, farm buildings and about 35.48 acres (14.36 Ha).

Hollyleigh farmhouse was built for the vendors in 1991/2 and has been a much-loved family home. The dormer bungalow has rendered block elevations under a slate roof and double glazing throughout. At the heart of the home is the spacious open plan kitchen/dining area which opens into a conservatory, taking full advantage of the glorious views across the Axe valley and beyond. This welcoming space has slate floors throughout and the kitchen has a Rayburn set within a brick fire surround as well as bespoke painted wooden cabinetry with a Belfast sink. This generous property which feels more like a house than a bungalow offers great flexibility, currently there are seven bedrooms at the



property. If required one bedroom adjacent to the sitting room offers potential to create a much larger reception room. Upstairs there are further opportunities to reconfigure; two of the smaller bedrooms could easily create one larger bedroom. The adjoining double garage with workshop space has a farm office and home studio on the first floor. This area offers the potential of conversion to further living space, possibly an annexe for multi-generational living or providing an income.

Please see floorplan for accommodation and measurements.

Outside

The farmstead is approached over a private drive, flanked by a line of Horse Chestnut trees to one side. There is a parking and turning area by the house with access to the garage. The low maintenance gardens are either laid to lawn or a gravel garden with paved terrace area. There is a Timber Kota BBQ grill hut which provides an all-weather outdoor entertaining space. A path leads to the land and farmyard beyond.

Farm Buildings

A range of adaptable farm buildings with concrete/hardcore yards are accessed by a separate entrance from the lane to the south of the farmhouse and comprise of:

1. **Former Dairy and Parlour** (5.78m x 6.54m) block and steel frame construction with steel framed lean-to (3.36m x 1.38m)
2. **Cattle Building** (18.95m x 24m) steel frame, block and Yorkshire boarding construction with central feed passage and cubicles with lean-to (3.45m x 12.51m) block construction.
3. Adjoining **Cattle Building** (23.51m x 14.44m) steel frame, block and Yorkshire boarding construction with feed passage and cubicles.
4. Adjoining **Fodder Store** (11m x 25.16m) steel frame, block and Yorkshire boarding construction.
5. **Silage Pit** (16.50m x 12.33m) with concrete flooring.
6. **Slurry Lagoon** (7m x 10m)
7. **Traditional Farm Building** (5.38m x 11.80m) of block and Yorkshire board construction.





The Land

Lot One - Surrounding the farmstead is an excellent block of productive pastureland, being mainly level or gently sloping. The eastern boundary is the Fair Water stream. The land has good access from the farmyard and the highway. Extends to 35.48 acres (14.36 ha) in all.

Lot Two - Land at Castle Cross

Adjoining Lot One is a further two enclosures of mainly gently sloping pastureland. The Fair Water runs between the

two fields. Good road frontage and access at two points. A **dilapidated farm building** (13.7m x 6.8m) is located in the northwestern corner of Lot Two, close to Castle Cross. The building has good access via double gates and a hardcore track from the highway, it is considered that the building may offer potential for future development/ conversion under Class Q (STPP). Extends to 22.38 acres (9.06 ha) in all.

Lot Three - Land at Tillworth

Located a short distance further up the lane from the

farmstead, opposite Tillworth House is a block of attractive pastureland divided into three main enclosures. A hard track provides good access from the highway to all fields. This lot also has some small areas of mixed woodland and stream frontage on the western boundary. In all about 30.4 acres (12.3 ha).

Lot Four - Land at Hawkchurch

A gently sloping pasture/arable field situated just north of Hawkchurch Village with access opposite Furzehill Lane. The land strategically adjoins the edge of the village and may offer potential for alternative uses/ future development (STPP). In all 6.75 acres (2.73 ha).

Services

Lot One - Main electric and water. Private drainage. Central heating from solid fuelled Rayburn. Telephone and broadband connected. Solar panels on the barn roof.

Lot Two - Natural water supply

Lot Three - Mains water supply to field troughs

Lot Four - Natural water supply

Tenure

Freehold with vacant possession upon completion.



Rights of Way

A footpath crosses Lot One & Lot Two, a good distance from the farmstead.

Planning

The farmhouse is subject to an Agricultural Occupation Condition; EDDC Ref 7/82/90/P2044/43. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed, in the locality in agriculture as defined in section 336(1) of the Town and Country Planning Act 1990, or in forestry (including any dependants of such a person residing with him or a widow or widower of such a person).

Designations

The farm is not in a Nitrate Vulnerable Zone (NVZ) and has no Sites of Special Scientific Interest (SSSI).

Agricultural Schemes

Delinked payments will be retained by the current owners. No application as been made to the Sustainable Farming Incentive (SFI) Scheme.

Sporting

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

Local Authority

East Devon District Council. Tel 01395 516551. Council Tax Band D

Education

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





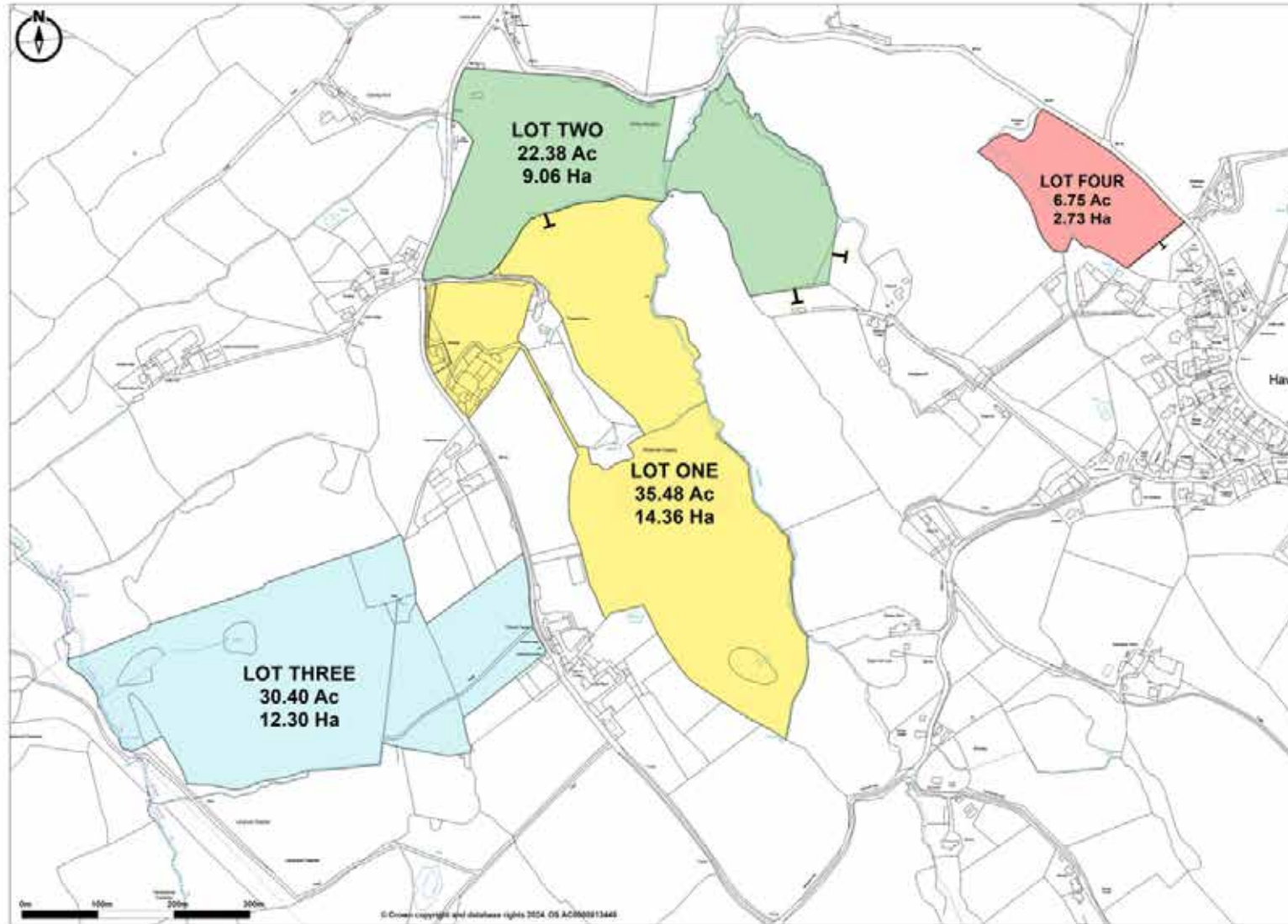
Directions

From Axminster proceed north on the A358 towards Chard. At Waggs Plot, turn right towards Hawkchurch, proceed for about a mile (over the railway line and river) before turning right again at Castle Cross, signposted Tillworth. Hollyleigh Farm will be found on the left after 0.2 miles. Our sale boards will be posted.

What3words ///roadways.ambient.hotels

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



Hollyleigh, Hawkchurch, Axminster

Approximate Area = 2187 sq ft / 203.1 sq m

Limited Use Area(s) = 426 sq ft / 39.5 sq m

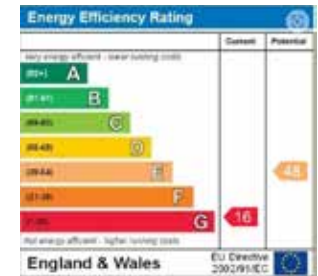
Garage = 520 sq ft / 48.3 sq m

Total = 3133 sq ft / 290.9 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). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1088286



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