

Curlew Farm

Combpyne • Axminster • Devon

Curlew Farm

Combpynne, Axminster, Devon, EX13 8SZ

Combpynne 1 mile • Lyme Regis 3 miles • Axminster 4 miles
London Waterloo 2 hours 40 minutes
(Distances & times approximate)

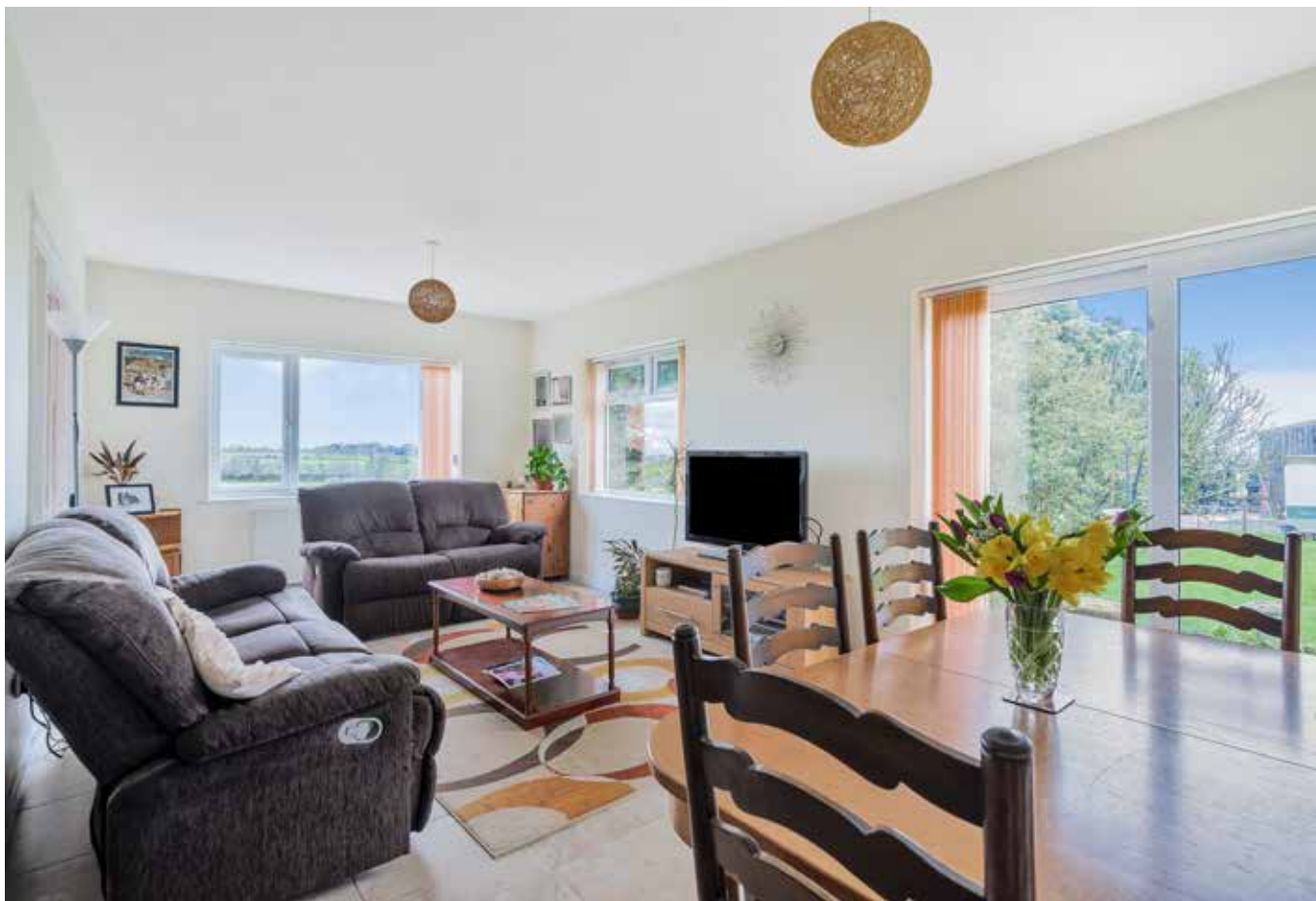
An attractive residential/livestock farm set close to Lyme Regis and the coast. Adaptable 6 bedroom bungalow with views over the Axe Valley to the sea. 5 CL caravan site. Range of farm buildings. Productive pasture/arable land and some woodland. In all 92.57 acres (37.47ha).

- Entrance hallway, sitting room, kitchen, dining/living room, office, utility/boot room, 6 bedrooms, bathroom and two shower rooms.
- Stunning panoramic views
 - 5 CL caravan site
 - Range of farm buildings
- Productive pasture/arable land with good access and road frontage

In all 92.57 acres (37.47ha)

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





Situation

Curlew Farm is set in an elevated yet convenient location surrounded by rolling countryside, between the ever popular resort of Lyme Regis on the Jurassic Coast World Heritage Site and the busy market town of Axminster. The farmstead has far reaching views over the East Devon countryside towards the sea. 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 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. The property is only 1.5 miles from River Cottage HQ. The A35 coast road is about 3 miles away giving access to Bridport to the east, Honiton to the west 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

Curlew Farm comes to the market after 30 years, following the vendors decision to retire from farming. Currently run as a livestock farm with beef and sheep, it offers prospective purchasers the opportunity to acquire a versatile working farm in East Devon with a diversified income, taking full advantage of its favoured location popular with visitors.

Lot 1 – Farm Bungalow, CL Caravan site, farm buildings and about 60.86 acres (24.63 ha).

The farm bungalow was built in 1950's and has been recently extended by our clients. The bungalow has rendered brick elevations under a tiled roof and offers generous accommodation. The spacious living room with patio doors into the garden takes full advantage of the glorious views. This light filled space has tiled floors throughout and opens into the dining area with an Aga. Currently the property has six good sized bedrooms with two shower rooms and a family bathroom. The farmhouse offers great flexibility with the potential to divide into two dwellings, if required. The former adjoining garage has been converted into a bedroom with an ensuite shower room, with the potential to create further living space, possibly as 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, with a parking and turning area by the bungalow, the drive then continues past the garden on to the farmyard. To the rear of the bungalow the level garden is laid to lawn with several fruit trees.

Farm Buildings

A range of adaptable farm buildings with concrete/hardcore yards have a dedicated farm drive from Trinity Hill Road to the south of the farmhouse and comprise of:

1. Steel framed 4 bay **Cattle Shed** (18.34m x 7.82m) block and Yorkshire boarding construction
2. Steel framed **Cattle Shed** (18.34m x 10.37m)
3. Steel framed **Cattle Yard** (18.4m x 10.25m) with cattle race
4. Adjoining concrete portal **Covered Yard** (18.4m x 13.5m)
5. Steel framed & GI **Fodder Barn** (13.8m x 7.18m) with steel framed **Lean-to** (13.8m x 10.78m)
6. **Silage Pit** (18.4m x 9m) with concrete floor.
7. **Slurry Lagoon**

The CL Caravan Site

This well-established touring caravan site (affiliated with the Caravan & Motorhome Club) has a separate access away from the farmstead. There are 5 well-spaced pitches with far reaching views. The facilities include electric hook up points, water and waste disposal.

The Land

Lot One - Surrounding the farmstead is an excellent block of productive pasture/arable land, being mainly level or gently sloping. The land has good access from the farmyard via a farm track and the highway. There are small areas of deciduous woodland. In all about 60.86 acres (24.63 ha).

Lot Two - Land at Trinity Hill Road

Adjoining Lot One is a further four enclosures of mainly level pasture/arable land. Good road frontage. Extends to 26.58 acres (10.76 ha) in all.

Lot Three - Land near Combyne Station

Located a short distance further up the road from the farmstead and adjoining Lot Two is one enclosure of attractive level pastureland In all about 5.13 acres (2.08 ha).





Services

Lot One - Main electric and water. Private drainage. Oil fired central heating. Telephone and broadband connected. Solar panels on the bungalow roof.

Lot Two - Main water connected if sold in lots the installation of a sub meter will be required.

Lot Three - Main water connected if sold in lots the installation of a sub meter will be required.

Tenure

Freehold with vacant possession upon completion.

Rights of Way

No public rights of way cross the property.

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 Axe Vale Harriers. Racing at Taunton or Exeter. Golf at Lyme Regis, Seaton or Axe Cliff. Sailing on the coast at Lyme Regis.

Local Authority

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

Education

Primary schooling at Mrs Ethelstons Primary School in Uplyme. State secondary school at the popular Woodroffe School and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill, Blundells, the Exeter and Taunton Schools

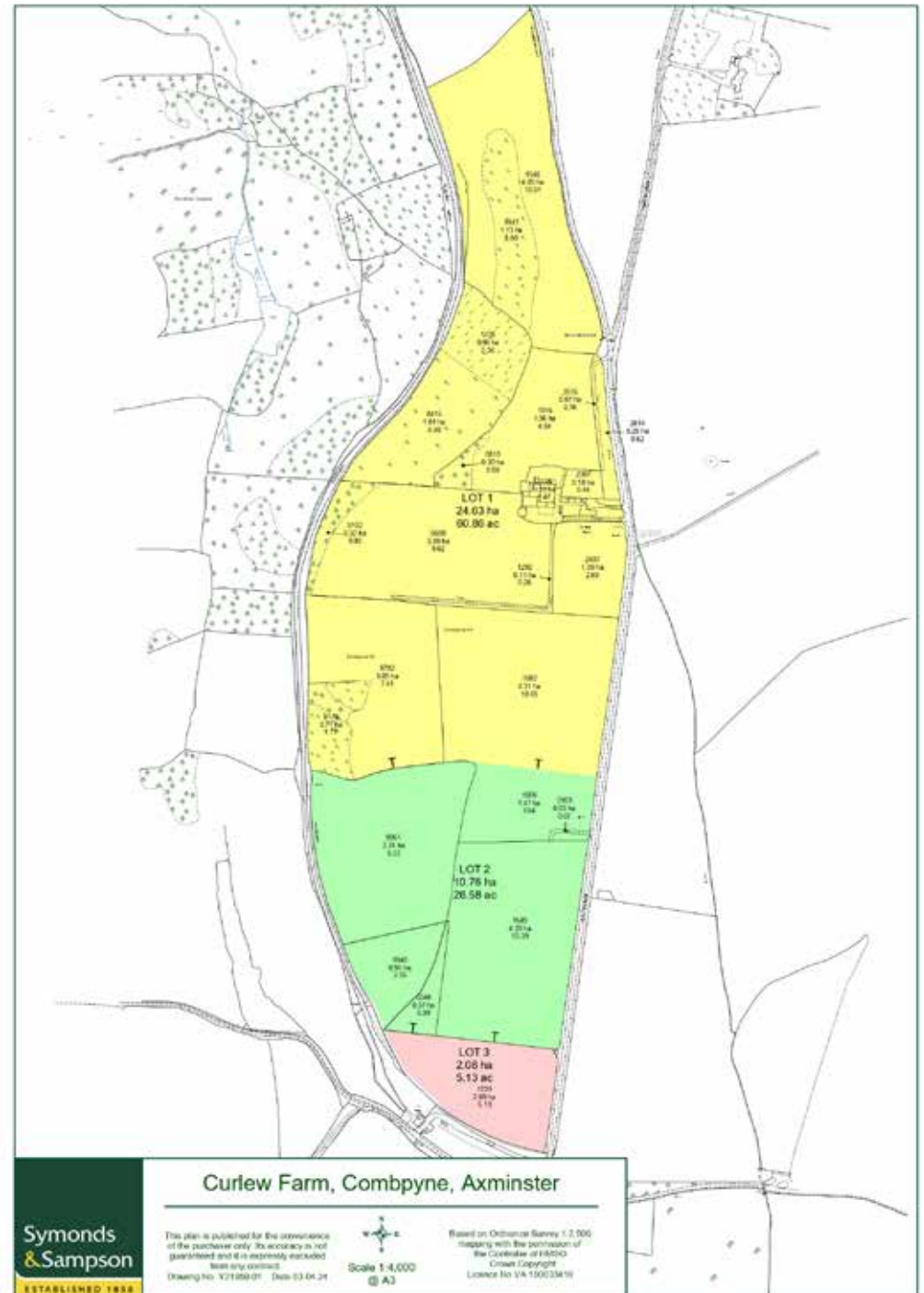
Directions

Take the A3052 coast road west from Lyme Regis. At Charton Cross, Rousdon turn right onto Trinity Hill Road. Continue over the next crossroads and bridge, Curlew Farm will be found on your left, marked by our sale boards.

What3words ///sparrows.grace.bookshop

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



Trinity Hill Road, Combyne, Axminster

Approximate Area = 2042 sq ft / 189.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1102790

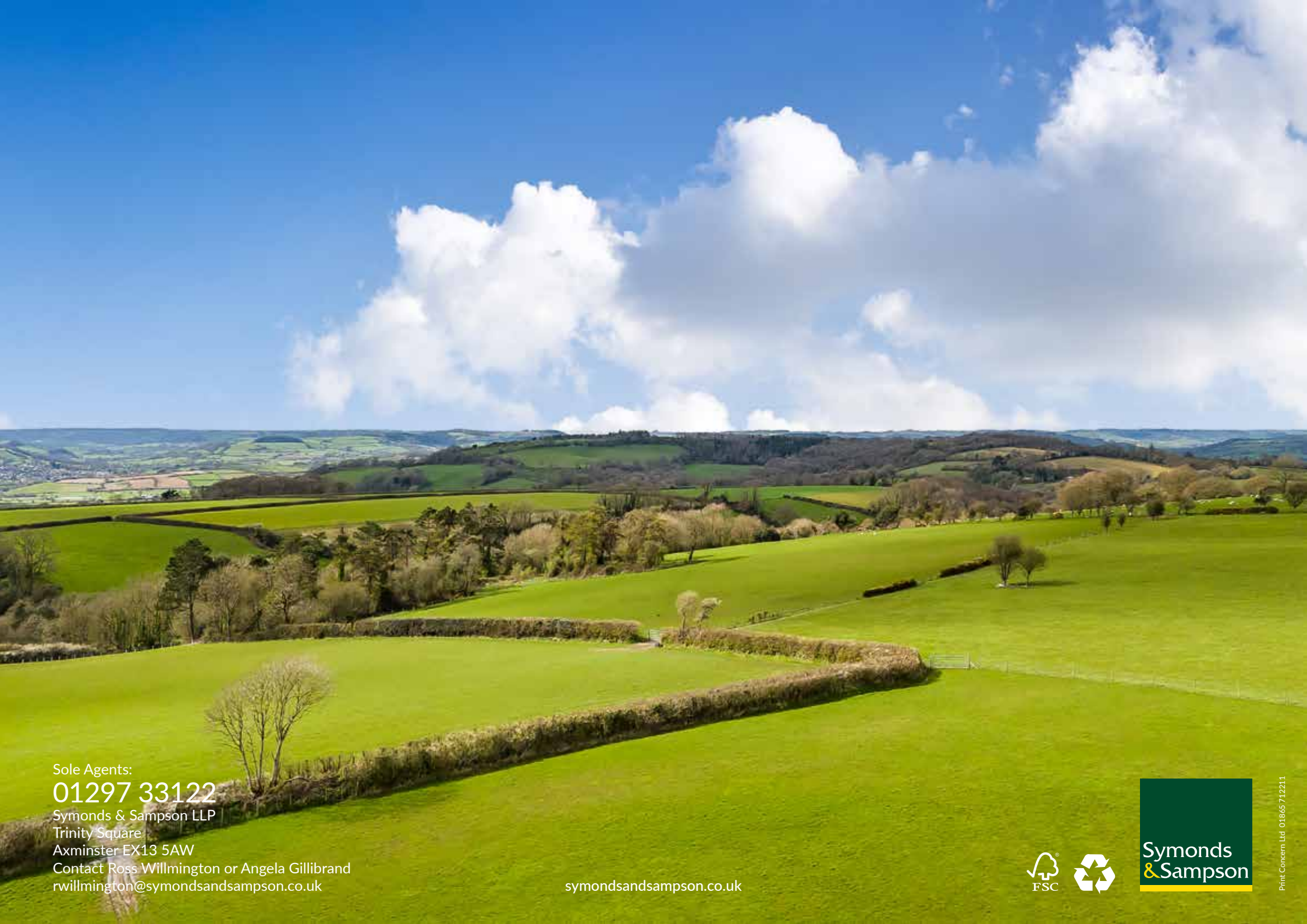


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3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard.
4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages





Sole Agents:

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