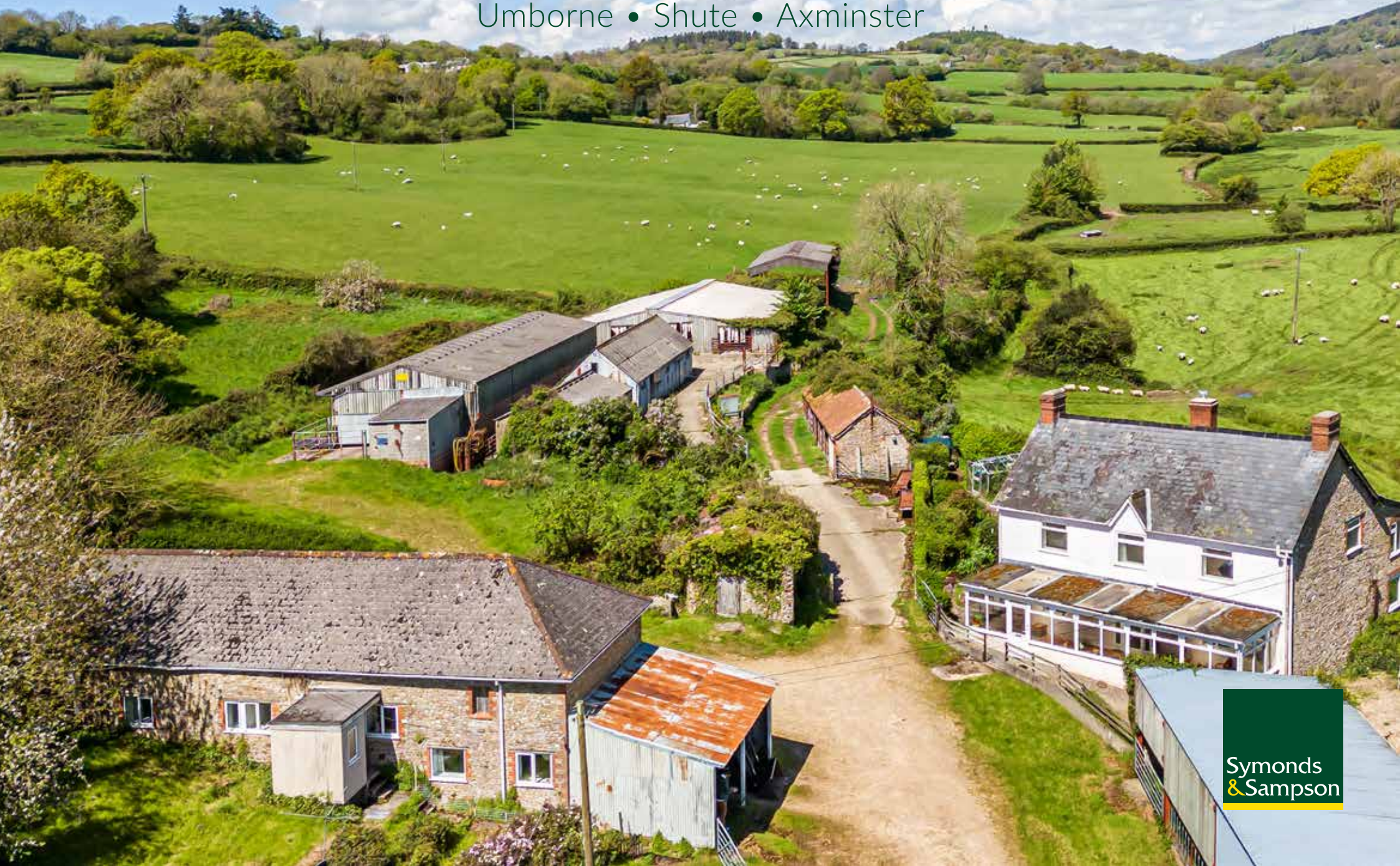


Umborne Farm

Umborne • Shute • Axminster







Umborne Farm

Umborne, Shute, Axminster, East Devon EX13 7QL

Colyton 2 miles • Axminster 6 miles • The Coast 5 miles
London Waterloo 2 hours and 40 minutes
(Distances & times approximate)

An attractive 118.91 acres (48.12 ha) residential/livestock farm in a pretty position in the Umborne Valley. A 6 bedroom period farmhouse and 3 bedroom detached cottage (both now requiring improvement), range of farm buildings, surrounded by productive pastureland with frontage to the Umborne Brook.

In all about 118.91 acres (48.12 ha)

For sale by Private Treaty as a whole
or up to six lots

Sole Agents:

01297 33122

Symonds & Sampson LLP

Trinity Square

Axminster EX13 5AW

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

**Symonds
& Sampson**



Situation

Umborne Farm is located in a pretty position in the Umborne Valley in the East Devon National Landscape (formally known as an Area of Outstanding Natural Beauty). Its location affords lovely views of the East Devon Countryside. The popular small town of Colyton is just 2 miles away offering everyday amenities along with a wealth of historic buildings. The nearby bustling market town of Axminster offers all the facilities one would expect, including supermarkets, independent shops, and sport centres. The Jurassic Coastline is close by, including the popular resort of Lyme Regis with its famous cobb harbour and sandy beaches, and the picturesque seaside villages of Beer and Branscombe. A mainline railway station is located at Axminster, on the London Waterloo line. The Cathedral city of Exeter is easily accessible with good shopping facilities, an international airport, and access to the M5 motorway.

The Property

The Victorian farmhouse is constructed of local stone and rendered elevations with brick quoins under a slate roof, overlooking its land down to the Umborne Brook. Originally

- Umborne Farmhouse: Sunroom/Conservatory, entrance hall, sitting room, dining room, kitchen/breakfast room, study, utility room, cloakroom, six bedrooms with two bathrooms
- Stone Cottage: Entrance hall, sitting/dining room, Kitchen/breakfast room, three bedrooms and bathroom
- Range of traditional and modern farm buildings
- Ring fenced productive pastureland with river frontage to the Umborne Brook
- Off lying arable/pastureland



one of the farms from the Shute Estate, once owned by the Marchioness of Dorset. The farm was purchased by Mrs Suzette Sprague over 50 years ago and comes to the open market after her death in 2023 following instructions from her Executors. Much of the charm and character of the house has been retained, with period features throughout the property. The reception rooms are all well-proportioned, offering spacious and welcoming accommodation.

Please see floorplan for accommodation and measurements.

Stone Cottage

Stone Cottage offers separate accommodation from the main farmhouse, on a spilt level, with sitting room, kitchen/breakfast room, three bedrooms and one bathroom. This barn conversion offers possibilities for multi-generational living or income generation. A traditional stone building adjoins which could be incorporated into the accommodation (STPP).

Lot One - Farmhouse, Stone Cottage, farm buildings and about 47.70 acres (19.30 ha) of productive pastureland.

Outside

The farmstead is approached from a lane, with gates opening into the front yard. The entrance drive leads to a parking and turning area near the farmhouse and cottage. To the side of the Farmhouse, are gardens with a variety of shrubs, overlooking the Umborne Brook, a tributary of the River Axe.

Farm buildings

In the lower yard to the South of the Farmhouse are the following buildings:

1. **Single garage** (5.4m x 2.7m), timber frame and galvanised iron construction
2. **Traditional Stone Building** (3.7m x 7.3m)
3. Steel framed **lean-to** with galvanised roof adjoining Stone Cottage (4.6m x 6.4m)
4. **Cattle Building** (14.6m x 5.28m) part stone and steel construction
5. L-shaped steel framed **Machinery/Fodder Store** (20.18m x 13.33m X 10.56m max)



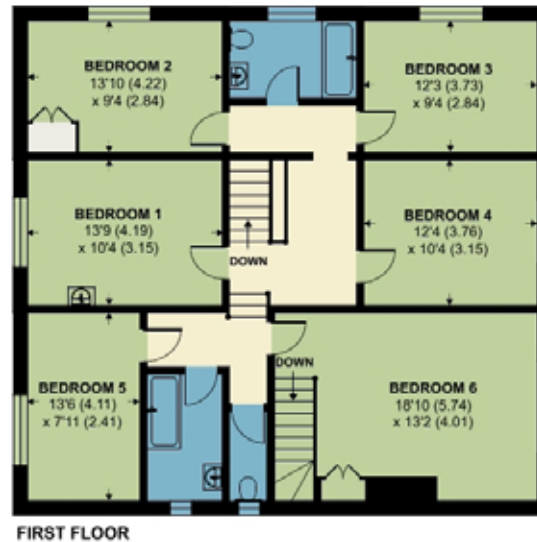
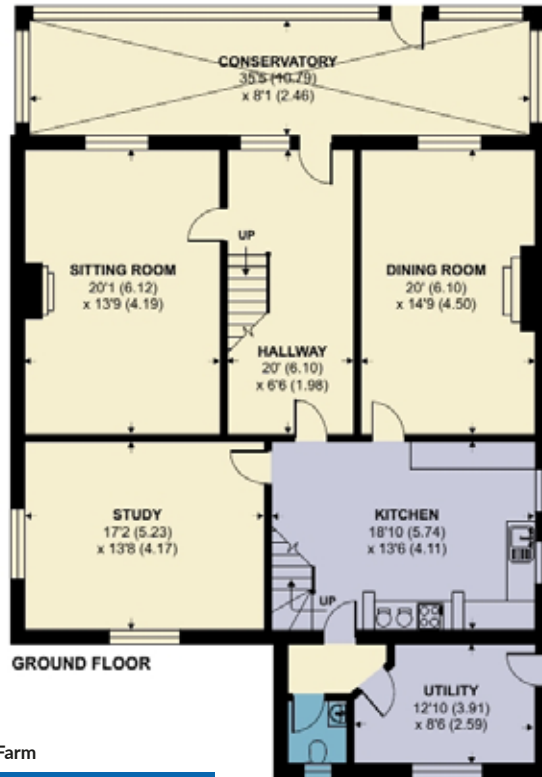
Umborne Farm, Umborne, Shute, Axminster

Approximate Area = 2954 sq ft / 274.4 sq m

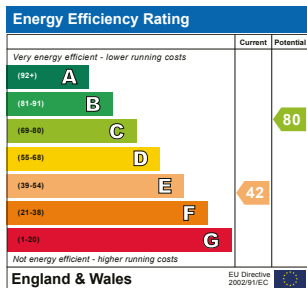
Stone Cottage = 999 sq ft / 92.8 sq m

Total = 3953 sq ft / 367.2 sq m

For identification only - Not to scale



Umborne Farm



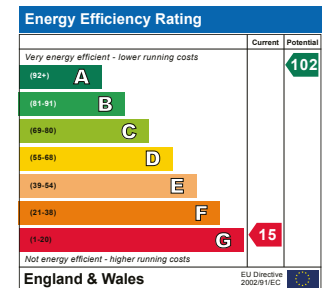
UMBORNE FARM



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1117608



Stone Cottage





access from the farmstead. The productive land is bisected by the Umborne Brook which winds through the land, providing a natural water supply to part of the land with other parcels having water troughs from a private supply. In all about 47.70 acres (19.30 ha)

Lot Two – River fields about 15.14 acres (6.13 ha)

A block of pastureland situated to the east of the farmstead, has long road frontage with four access gateways and is bounded by mature hedgerows. The Umborne Brook runs through the land.

Lot Three – Railway fields about 7.10 acres (2.87 ha)

Two pasture fields adjoining Lot Two, with good road frontage and bounded by mature hedges, includes an area of mixed native woodland adding to the conservation appeal. If Lots Two and Three are sold separately any fencing required is to be split equally between both purchasers.

Lot Four – Watchcombe field about 4.42 acres (1.79 ha)

A single pasture field lying west of Lot 1 with good road frontage, access from the road leading to the hamlet of Watchcombe. Stunning views over the Umborne Valley with a separate main water supply.

Lot Five – Land at Parihayne about 18.96 acres (7.67 ha)

A single large enclosure of productive pasture/arable land,



In the yard to the west of the Farmhouse are the following buildings:

- 6. **Shippon** former cowstall (7.04m x 14.98m max) stone and block construction with tile roof
- 7. Former **Calf Housing** (5.1m x 8.3m) block construction
- 8. Cattle race
- 9. **Old Parlour** (5.2m x 15.2m) block and galvanised iron construction
- 10. **Cubicle Building** (20.5m x 20.8m) of block and Yorkshire boarding construction

- 11. **Cattle Shed** (9.9m x 23.9m) 4 bay steel framed, block and Yorkshire boarding construction with front feed passage and adjoining block-built bull pen (4m x 5.5m)
- 12. **Fodder Barn** (6.9m x 17.4m) steel framed with earth flooring

The Land

The excellent block of pastureland is located mainly to the west of the farmstead. The productive level or gently sloping pastureland is bounded by well-maintained hedges with

mainly level with good access and road frontage to Yarbury Hill Road. Far reaching views over the Umborne Valley to Colyton and beyond.

Lot Six – Land at Parehayne about 25.59 acres (10.36 ha)

An excellent block of pasture/arable land in three enclosures, access from Yarbury Hill Road and Parehayne Lane. The land is gently sloping with good road frontage and bounded by mature hedges.

Services

Lot One – Main water supply (meter close to Umborne Hall) and private supply from well (within Lot One and gravity feeds to yard and field troughs) Private drainage to new Treatment Plant, separate septic tank for Stone Cottage

Lot Two – Natural water supply from Umborne Brook

Lot Three – Natural water supply from Umborne Brook

Lot Four – Main water supply to field trough (separate supply – meter at Watchcombe)

Lot Five – Private water supply to field trough (a right to water will be reserved from Lot Six)

Lot Six – Private water supply to field troughs (reservoir/ electric pump in northwest corner of the land)

Agricultural Schemes

Delinked payments will be retained by the current owners. No application to the Sustainable Farming Incentive (SFI) has been made. The land is not entered into any stewardship schemes.

Designations

Umborne Farm is in The East Devon National Landscape (Area of Outstanding Natural Beauty). The farm is not located in a Nitrate Vulnerable Zone (NVZ) and has no Sites of Special Scientific Interest (SSSI).

Rights of way

A footpath crosses Lot 1 and Lot 4.

Sporting

All rights are owned and included in the sale, including fishing





rights on the Umborne Brook. Hunting with the Axe Vale Harriers. Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Honiton. Sailing on the coast at Lyme Regis or Seaton.

Farm Dispersal Sale

Symonds and Sampson LLP reserve the right to conduct a farm dispersal sale on farm between exchange and completion.

Education

Primary schooling at Shute or Colyton. Good State secondary schools at Honiton or Axminster and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

Local Authority

East Devon District Council EX14 1EJ Tel 01404 515616

Umborne Farm Council Tax Band: E

Stone Cottage Council Tax Band: B

Solicitors

Michelmores LLP, Broad Quay House, Broad Quay, Bristol BS1 4DJ

Tel. 0117 906 9300 - Ref: Tom Hyde - Tom.hyde@michelmores.com

Directions

From Colyton proceed out of the town on Vicarage Street and cross the River Coly heading towards Northleigh. At Road Green, take the right at the fork, signposted Umborne. Proceed for a mile, at Three Sycamores keep right towards Umborne. At Pottelake turn right signposted Umborne. Continue along this road for 0.25 of a mile, with Umborne village Hall on the right, take the left to Umborne Farm. Our sale boards will be posted.

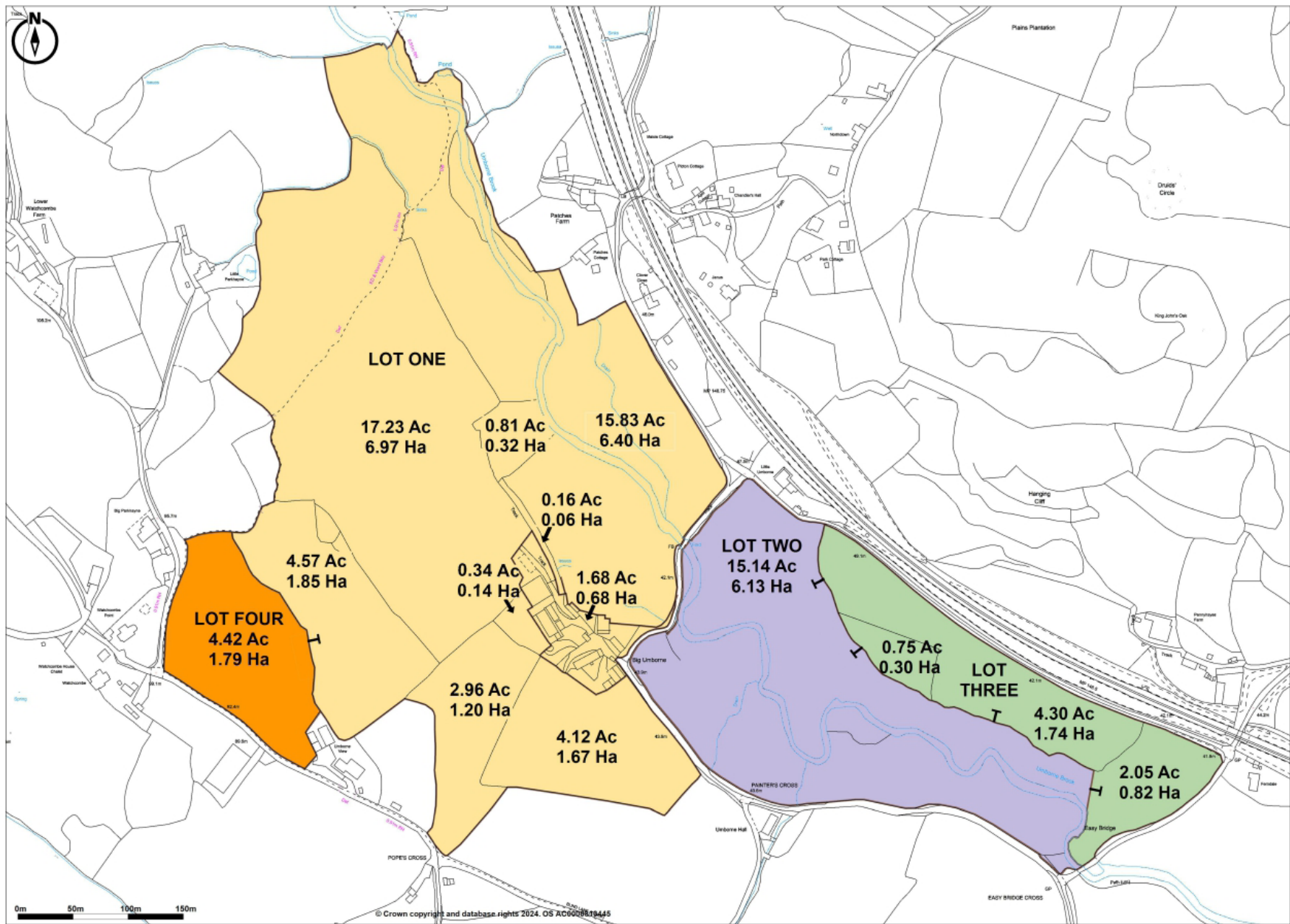
What3words ///goad.wiggling.elbow (Lot 1)

///walz.octopus.mouse (Lot 5 & 6)

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





Important Notice

Symonds & Sampson LLP and their Clients give notice that:

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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





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