



Bulverton Well Farm  
Bulverton • Sidmouth • Devon

# Bulverton Well Farm

Bulverton, Sidmouth, Devon EX10 9DW

Sidmouth 0.5 miles • Exeter 12 miles • Honiton 9 miles  
London Waterloo 2 hours and 50 minutes  
*(Distances & times approximate)*

A fine period 5 bedroom farmhouse listed Grade II, set in charming gardens close to Sidmouth and the coast. Versatile adjoining two storey barn with potential (STPP). Detached thatched barn with separate entrance. In all 1.33 acres.

- Drawing room, dining room, sitting room, kitchen, utility and conservatory
- Master bedroom with ensuite bathroom, bedroom with en-suite shower room, 3 further bedrooms and family bathroom
  - Attached double storey barn
  - Detached thatched barn
- Lovely landscaped gardens
- Potential to create a paddock

**In all about 1.33 acres (0.53 ha)**

**For Sale by Private Treaty**





### Situation

Bulverton Well Farm occupies a convenient position in the hamlet of Bulverton on the outskirts of Sidmouth. The Regency resort of Sidmouth with its long esplanade and wide beaches is located on the Jurassic Coast World Heritage Site and has excellent opportunities for coastal walking, fishing and swimming. The town offers a wide range of amenities including restaurants, good independent shops, Waitrose, cinema, theatre and a wide range of sporting facilities. Whilst surrounded by the rolling East Devon countryside designated a National Landscape (formerly an AONB), the property is easily accessible, close to the A30/A303 and connections to London, whilst the market town of Honiton has a main line rail link to London Waterloo. The property is well positioned to explore the Devon and Dorset coastline with the resorts of Budleigh Salterton, Lyme Regis and West Bay being within easy reach. The Cathedral City of Exeter offers a further range of cultural, recreational and shopping facilities, M5 access and Exeter International Airport.

### The Property

This charming period farmhouse, listed Grade II, dates back to the 17th century, but has evolved over time with later additions to create a unique harmonious house. Originally part of the Manor of Sidmouth, generations of the Coles family lived at Bulverton Well Farm as farming tenants. In the early 1950's the farm was put up for sale when the Manor estate was dispersed. With rendered cob elevations under a pantile roof and a later brick extension, Bulverton Well Farmhouse has retained its traditional charm. The spacious kitchen with an Aga and double Belfast sink in the island, provides room for dining or relaxing by the wood burner. A wall of glass with a French window opens onto the terrace, creating a perfect opportunity for outdoor entertaining. The adjacent utility provides further storage, as well as a sink and secondary cooking. The dining room, featuring an inglenook with a bread oven and chamfered beams, opens into the light filled drawing room creating a more formal entertaining space, Upstairs the principal bedroom has an ensuite bathroom and generous wardrobes. There are four further double bedrooms, one of which has an en-suite shower room, and a family bathroom. Most of the principal rooms have lovely views over the



gardens. The adjoining double storey brick barn with a stable door opening onto the courtyard, is ready to be adapted for a variety of uses, whether as additional accommodation or as a home office or studio (STPP).

**Please see floorplan for accommodation and measurements.**

### Outside

The pretty farm courtyard is accessed from the road, providing access to the front door and a generous parking area. Against the south wall is a useful Store (7.72m x 2.90m). The run of buildings along the east side of the courtyard are the neighbouring property and do not have any openings or access to the courtyard. On three sides of the farmhouse the landscaped grounds provide a glorious private setting, mainly laid to lawn. A pretty stream meanders through close to the terrace with its surrounding borders. Beyond is an orchard and an attractive Traditional Thatched Barn (17.63m x 10.51m) with separate access to the road. The upper part of the garden could be divided to form a paddock if required. In all 1.33 acres (0.53 ha)

### Services

Main electric. Main water. Private drainage. Oil fired central heating.

### Tenure

All freehold with vacant possession upon completion.

### Sporting

Racing at Exeter or Taunton. Golf at Sidmouth or Woodbury. Sailing on the coast of Sidmouth or Topsham.

### Rights of Way

No public rights of way cross the property.

### Education

Local state primary and secondary schools can be found in Sidmouth, whilst Colyton Grammar School, one of Britain's best performing selective state schools is nearby. Notable Public schools in the area include St Johns at Sidmouth as well as the Exeter schools, Wellington School and Blundells at Tiverton.





## Local Authority

East Devon District Council. Tel: 01404 515 616. Council Tax Band: G

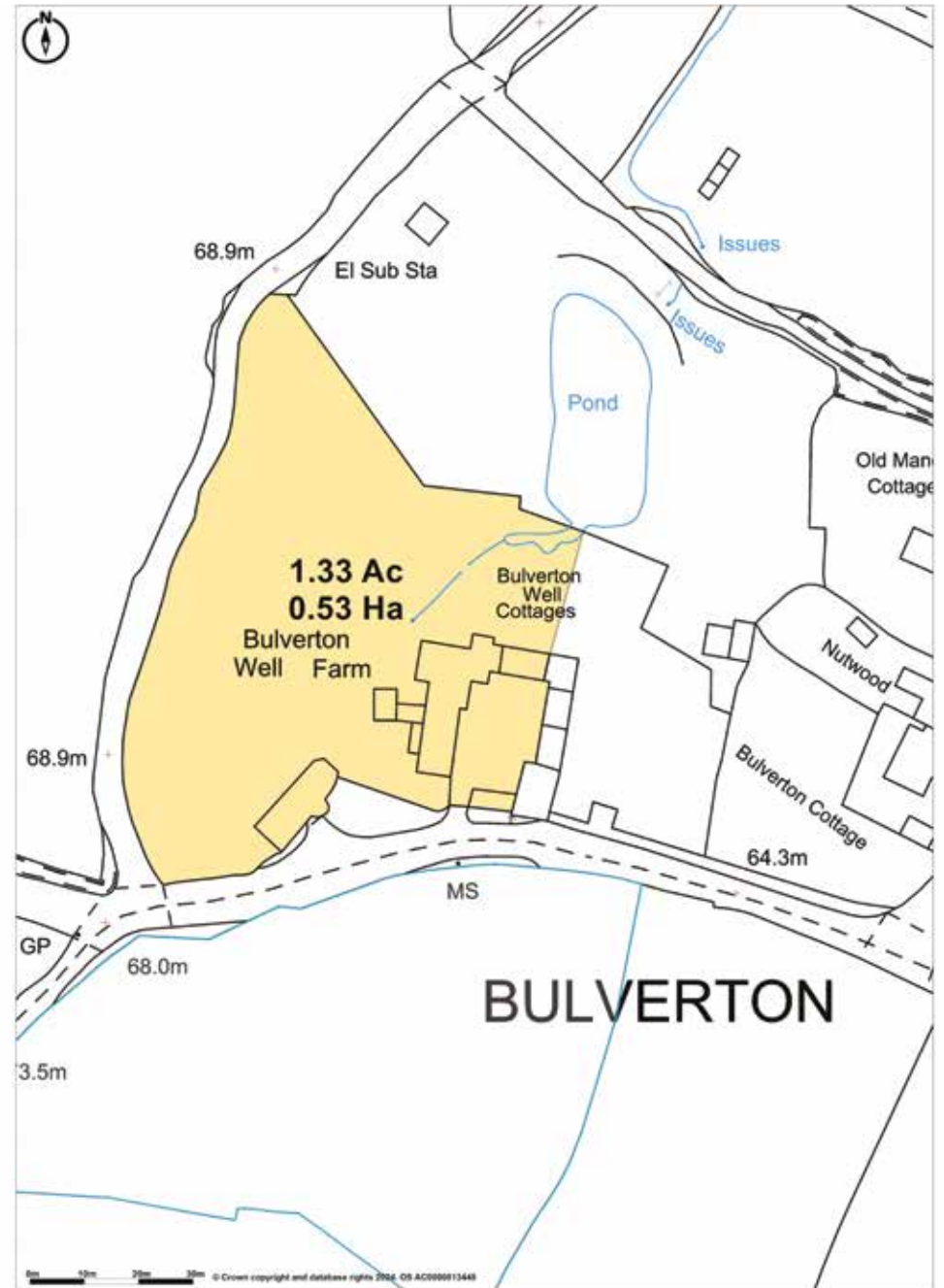
## Directions

From the A3052 coast road from Exeter, take the B3176 to Sidmouth. After around a mile pass Ice House Lane on the left, Bulverton Springs Farm is on the left. Our sale board will be posted.

**What3words** ///hits.dock.thanks

## Viewing

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



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

# Bulverton Well Farm, Bulverton, Sidmouth

Approximate Area = 3923 sq ft / 364.4 sq m

Outbuildings = 1869 sq ft / 173.6 sq m

Total = 5792 sq ft / 538 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1122384



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Sole Agents:

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