



Pitfield Farm  
Cotleigh • Honiton • Devon

Symonds  
& Sampson

ESTABLISHED 1858





# Pitfield Farm

Cotleigh, Honiton, Devon, EX14 9HS

Stockland 2 miles • Honiton 4 miles • The Coast 10 miles • Exeter 19 miles  
London Waterloo 2 hours and 36 minutes  
*(Distances & times approximate)*

A private residential and sporting farm set in beautiful East Devon countryside. Handsome Grade II farmhouse with an unspoilt cobbled courtyard of traditional outbuildings in the centre of its land. Range of versatile modern farm buildings and stabling. Ringfenced by 173.44 acres of pastureland, woodland with wildlife ponds and frontage to the Umborne Brook.

In all 173.44 acres (70.18 ha)

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

Sole Agents:  
**01297 33122**  
Symonds & Sampson LLP  
Trinity Square  
Axminster EX13 5AW  
Contact Ross Willmington or Angela Gillibrand  
rwillmington@symondsandsampson.co.uk





### Situation

Pitfield Farm occupies a stunning, private position standing at the end of its own driveway, on the western flank of Stockland Hill, surrounded by the unspoilt rolling countryside in the Blackdown Hills Area of Outstanding Natural Beauty (now a National Landscape). This tranquil farmstead is well-protected, sitting in the centre of its own land with glorious views down the valley towards

Cotleigh Church and beyond. The farm is located between the villages of Stockland and Cotleigh. Stockland has an active community with an inn, The Kings Arms, village hall, well regarded primary school, church and tennis courts. The nearby bustling market town of Honiton is well served with shops, restaurants, sports centre and hospital, as well as a main line rail station to London Waterloo. To the south, the Jurassic Coast World Heritage site

features the popular resort of Lyme Regis with its famous Cobb and sandy beach, as well as the picturesque resorts of Branscombe and Sidmouth. Whilst surrounded by beautiful countryside there are good road connections both east and west with the A30 (3 miles away) providing access to the Cathedral city of Exeter with its excellent shopping, leisure facilities, international airport as well as the A303 London trunk route. The county town

of Taunton with its connection to the M5 and mainline station to Paddington is also within easy reach.

### The Property

**Lot One Farmhouse, traditional barns, modern farm buildings and about 105.17 acres (42.56 ha) of pasture and woodland.**

Owned by the vendors since 1988, Pitfield Farm offers prospective purchasers the rare opportunity to acquire an excellent farm in this sought after area of East Devon. Set at the heart of the farm is a handsome south facing farmhouse (listed Grade II). Built in the 18th Century with stone elevations under a thatched roof, this quintessential Devon farmhouse provides a welcoming family home. Formally known as Pitfield Barton, it is understood that the farmhouse has earlier origins dating back to the 15th Century. The farmhouse has been substantially and sympathetically extended at both ends to create a generous drawing room as well as a light filled kitchen, perfect for modern living, whilst many original features such as inglenook fireplaces and chamfered beams have been preserved. The large kitchen/breakfast room is very much the heart of the home, with handmade kitchen, 4 door Aga and island. French windows open out



onto an elevated terrace creating a perfect space for outside entertaining. Complimenting the period dining room and snug, the recently created 34 foot drawing room offers a generous space with direct access to the south facing gardens. Upstairs the master bedroom has its own balcony and ensuite bathroom, there are a further five bedrooms and a family bathroom. The mature gardens to the front of the house provide a charming setting and have an informal feeling, featuring paved terraces, a gravel garden and a water garden with a stream running through. Beyond the formal garden is an orchard.

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

### Outside

The farm is approached over the long private farm drive, flanked on either side by its own land. At the end of the drive, an entrance to the farmhouse has been imaginatively created by glazing one side of the former cartway. The attractive courtyard is made up of a substantial thatched **Threshing Barn** which dates to the 18th/19th century (10.14m x 5.13m) and the **Old Cider House** (5.72m x 5.05m). To the east of the courtyard is a small **stone store** (3.18m x 2.29m).

### Modern Farm Buildings

North of the traditional barns is a range of modern buildings (all erected in the vendor's ownership) including:

1. 4-bay open fronted **Machinery Shed** (15.60m x 4.98m) timber framed
2. **Double Garage Block** (8.69m x 4.98m) concrete portal with roller doors

Well shielded from the farmstead and having a separate access from the farm drive are a further range of farm buildings, set around expansive concrete/hardcored yards, these consist of:

3. **Cattle Building** (28.45m x 21.39m) timber framed
4. **Fodder Barn** (18m x 11.50m) steel framed
5. **Stable block** (9.62m x 3.78m) housing three looseboxes

### The Land

An excellent block of gently sloping west facing pastureland offered in good heart and well fenced for livestock or equestrian purposes ring fences the farmstead, providing utility and protection. There is an extremely attractive amenity area with



mature native woodland and a substantial pond. Most of the enclosures are bordered by ancient hedgerows with mature trees and our clients have planted numerous new plantations of mixed native woodland on the farm. There is considerable sporting/conservation appeal with species rich pastureland, watercourses (much of the farm fronts the Umborne Brook), wildlife ponds and areas of coppice. The farm, has also formed the basis of a local syndicate shoot for several years.

#### **Lot Two - Land opposite Royal Oak**

Adjoining the driveway and Lot 1 is an excellent block of pastureland divided into four enclosures being gently sloping. Access from Old Chard Road via a good hard track, with 4-bay steel framed **general purpose building** (18m x 12m) and large concrete yard. In all about 31.85 acres (12.89 ha).

#### **Lot Three - Land opposite Court Place Farm**

South of Lot 1 is a further block of pastureland divided into four enclosures of gently sloping land. Good access from the

Cotleigh Lane leading to a hardcored storage area. In all about 25.79 acres (10.43 ha)

#### **Lot Four - Land south of Cotleigh Mill**

On the opposite side of the valley, west of the Umborne Brook is a parcel of pasture and woodland, that has been used in the past as pheasant cover. Access from the lane. In all about 6.10 acres (2.47 ha)

#### **Lot Five - Woodland at Cotleigh**

A pretty piece of mixed native woodland with access via the Cotleigh Lane and river frontage. In all about 4.53 acres (1.83 ha)

#### **Services**

Lot One - Main electricity. Main and private water supply. Private drainage. Oil fired central heating. Fibre broadband. Solar panels.

Lot Two - Main water supply (meter close to Royal Oak)

Lot Three - Main water supply (meter close to Court Place Farm)

Lot Four - Natural water supply

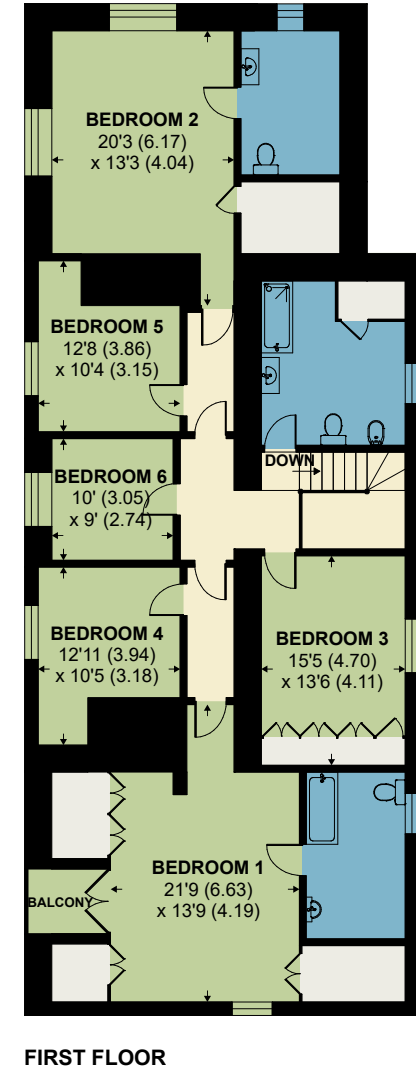
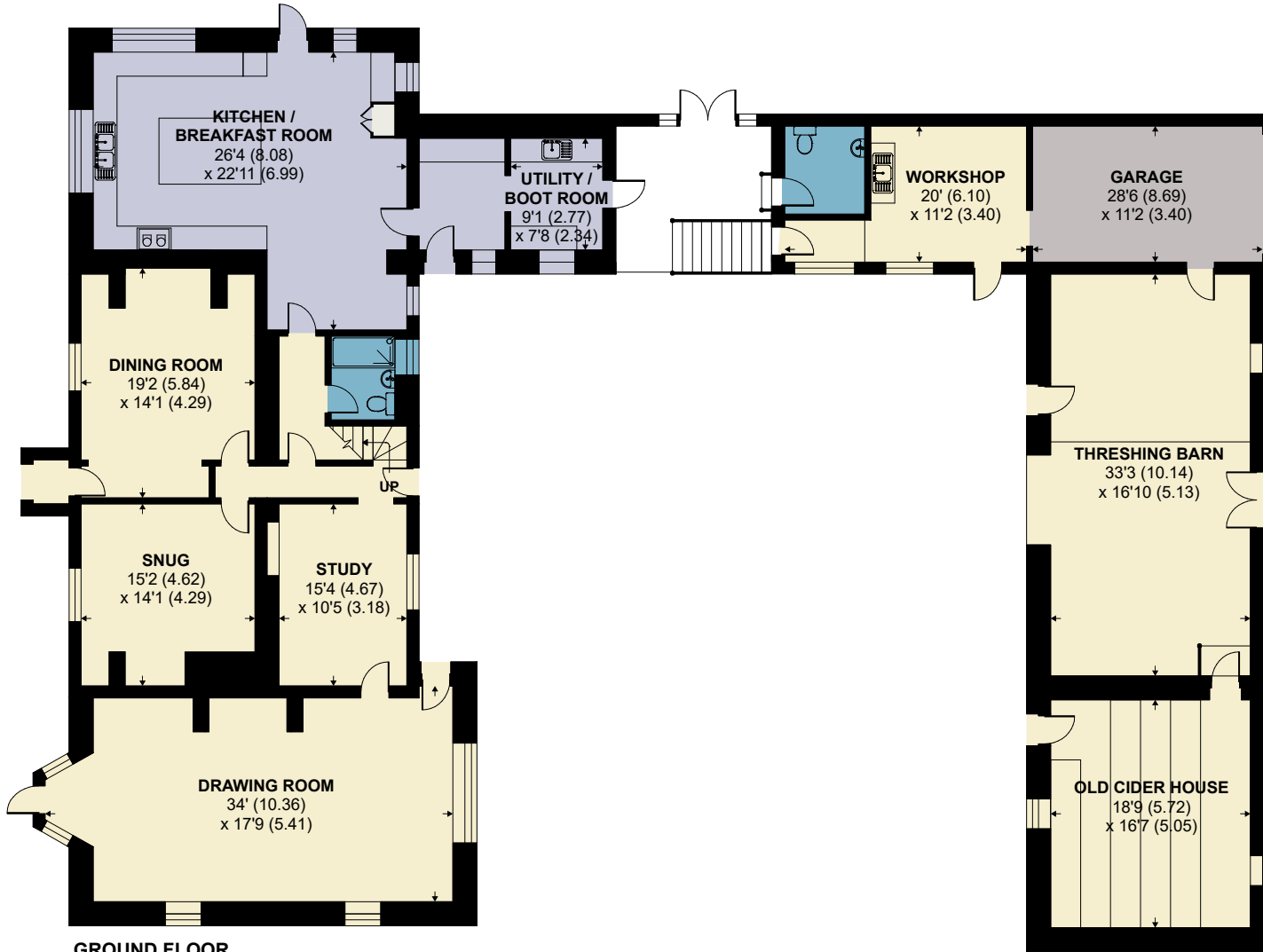
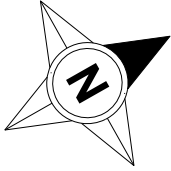
Lot Five - Natural water supply



# Pitfield Farm, Cotleigh, Honiton

Approximate Area = 5262 sq ft / 488.8 sq m (Includes Garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Symonds & Sampson. REF: 985387



### Tenure

All freehold with vacant possession upon completion.

### 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, Lyme Regis or Axe Cliff. Sailing on the coast at Lyme Regis or Topsham. The topography of the farm is well suited to shooting and has formed the basis of The Cotleigh Shoot previously.

### Rights of Way

A public footpath crosses Lot One and Lot Three a good distance from the farmstead.

### Education

Primary schooling at Stockland. Good State secondary schools at Honiton and the excellent Colyton Grammar School. Independent Schools in the area include Wellington School, Blundells at Tiverton and The Taunton Schools.

### Local Authority

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

### Agricultural Schemes

Delinked BPS payments will be retained by the vendors. No application has been made to the Sustainable Farming Incentive (SFI) Scheme. A Woodland Grant Scheme previously covered the farm, annual payments have finished but there remain ongoing management obligations that buyers will be required to continue.

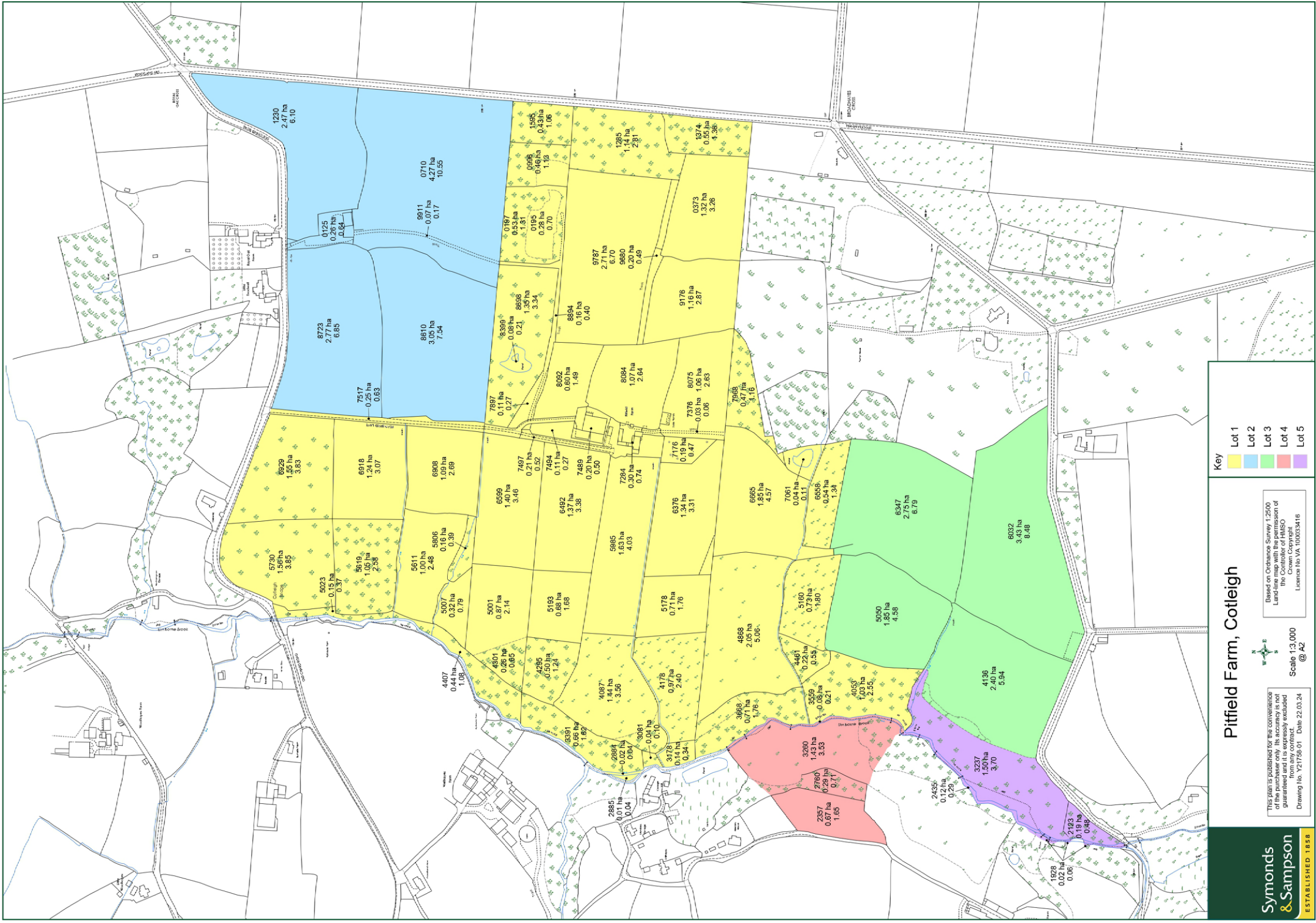
### Designations

Pitfield Farm is located in the Blackdown Hills National Landscape (an AONB). The farm is not located in a Nitrate Vulnerable Zone (NVZ) and has no Sites of Special Scientific Interest (SSSI).









**Key**

Yellow	Lot 1
Light Blue	Lot 2
Green	Lot 3
Red	Lot 4
Purple	Lot 5

### Pitfield Farm, Cottleigh

This plan is published for the convenience of the public and is not to be relied upon as a guarantee and it is expressly excluded from any contract.

Drawing No. Y217/58-01 Date 22.02.24

Based on Ordnance Survey 1:2500 Land-line map with the permission of the Controller of HMSO Crown Copyright Licentiate No VA 100053416

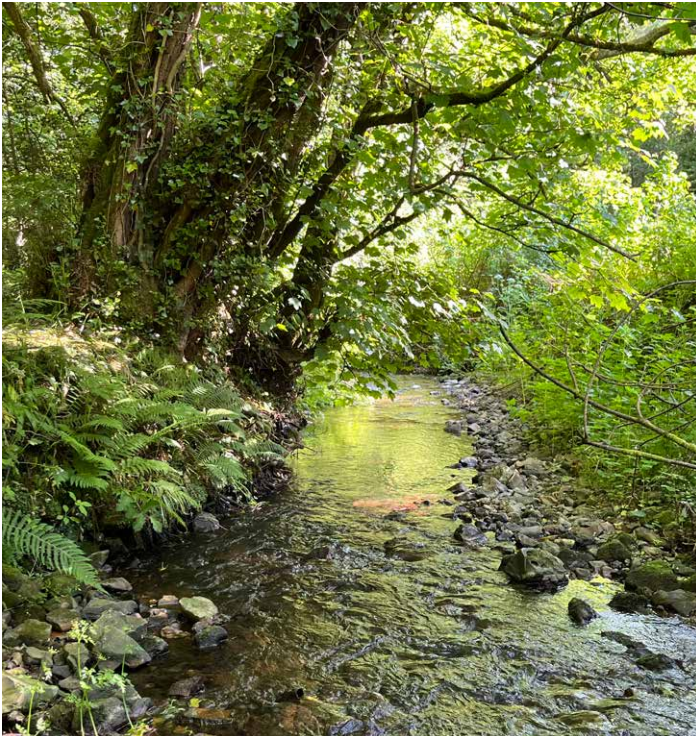
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## Directions

From Honiton take the A30 east, proceed for about 5 miles. At the crossroads turn right onto Stockland Hill (just before Otter Vale Isuzu Garage/Upottery road) sign posted Axminster and Stockland. Continue for 2.4 miles and turn right at Royal Oak crossroads. Take the first turning to the left into the farm driveway. 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



## Important Notice

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