



**Knowle Farm**  
**Broadclyst Road, Whimple, Devon**

Guide Price  
**£595,000**

**Symonds  
& Sampson**  
ESTABLISHED 1858

An attractive residential farm (former dairy) situated on the edge of Whimble village. Four bedroom farmhouse (Grade II listed) for renovation. Courtyard of traditional barns with potential for conversion/alternative uses (STPP), farm buildings, pastureland and orchards. In all about 12.30 acres (4.98 ha).

## Knowle Farm, Broadclyst Road, Whimble, Devon, EX5 2NT

- Attractive residential farm with strategic location on the edge of Whimble village
  - Detached 4 bedroom Grade II farmhouse for renovation
- Courtyard of traditional barns and farm buildings
  - Potential for conversion, alternative uses or redevelopment (STPP)
    - Pretty pastureland and orchards
    - In all about 12.30 acres (4.98 ha).
- Lot One Knowle Farm - For Sale by Private Treaty

Viewing strictly by appointment through Symonds & Sampson Axminster Agricultural Office on 01297 33122





#### Situation & Property

Knowle Farm is situated on the edge of Whimble in the rolling countryside of East Devon, yet only a short commute from the city of Exeter. The village has a thriving community with a well stocked village store, primary school, two public houses, ancient church and a doctor's surgery. Whimble further benefits from excellent communication links with a train station on the Waterloo line, easy and fast access to the A30, M5 and Exeter International Airport. Ottery St Mary and Honiton are nearby offering a good selection of amenities including independent shops and supermarkets. The coast at Sidmouth or Topsham is also easily accessible, providing coastal walking, fishing and swimming.

Knowle Farmhouse was originally a Tudor Hall house modernised over the following century and understood to have been refurbished in the Victorian period. This handsome farmhouse is of brick and rendered cob construction under a slate roof, the ornate brick chimney stacks are unusual, constructed in an Arts & Crafts style. The farm has been in the vendors' family ownership for at least 100 years and was run as a dairy until the late 1990s. In latter years the vendors' have let the farmland on a grass keep basis to two neighbouring farmers. This period property has a wealth of character features including flagstone floors, window seats, attractive fireplaces and chamfered beams. Now requiring renovation and modernisation, the farmhouse offers light, airy accommodation and good room sizes.

Please see floorplan for accommodation and measurements.

#### Outside

To the front of the farmhouse is a pretty walled garden overlooking the courtyard. There are further gardens to the rear.



### Traditional Barns and Farm Buildings

Set around concrete yards to the south of the farmhouse are the following, most in poor repair: -

1. Brick built Cowstalls (16.02m x 5.42m) with lean to garage (5.16m x 3.09m)
2. Cob and brick Stables with loft over (9.96m x 3.66m)
3. Cob and brick Shippon, adjoins the farmhouse (18m x 3.22m) with lean to (10.14m x 3.11m)
4. Former Milking Parlour/Bale (10.8 x 3.76m)
5. Fodder Shed (13.9 x 13.54)
6. Calves Housing (10.25 x 7.4m)
7. Timber Cubicle House (16.4 x 14m)

### The Land

There are three small paddocks/former orchards, close to the farmstead, and a larger field (again formerly orchard) with long road frontage to Broadclyst Road. Access from the farmstead, a gateway next to Saxons Cottage or over a right of way from the Broadclyst Road (via a neighbour's land). To the south is a further gently sloping pasture field, with road frontage and access onto the highway. It is considered that this field may have potential for future development due to its strategic location, adjoining a residential property (STPP). In all about 12.30 acres (4.98 ha).

### Services

Main water supply, main electricity and drainage. Broadband available and solid fuel Aga. No central heating.

### Tenure

Freehold with vacant possession upon completion. The land is let on Grazing Licences until 31st October 2024.

### Overage Provision

There is an existing overage clause affecting OS 8370. See agents for details.

### Rights of Way

No public rights of way cross the farm.

### Sporting Rights

All rights are owned and included in the sale. Hunting with the East Devon Foxhounds. Racing at Exeter. Golf at Woodbury or Honiton. Sailing on the coast at Topsham.

### Agricultural Schemes

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

### Local Authority

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

### Education

Primary schooling at Whimble. Secondary schools at Kings, Ottery St Mary, Cranbrook or Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth and the Exeter or Taunton Schools.

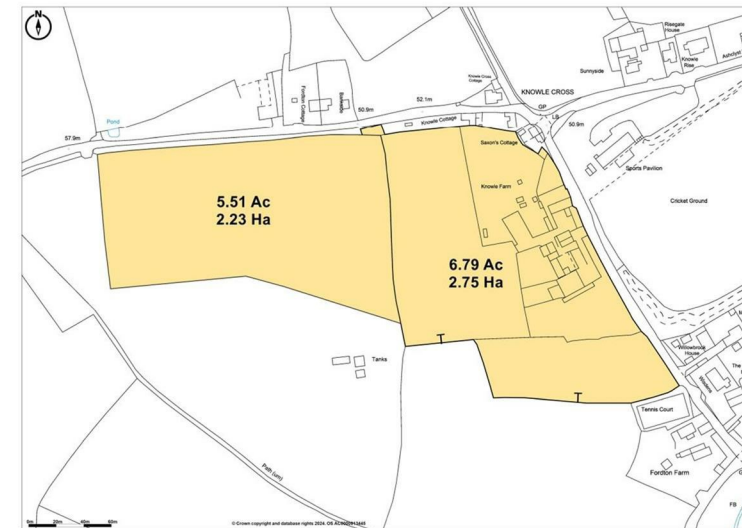
### Viewing

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

### Directions

From Whimble village centre proceed north passing the church. At the roundabout by The Thirsty Farmer Inn turn left signposted Broadclyst. The farm will be found after 500 meters on the left opposite the cricket ground.

What3words ///cadet.grain.good



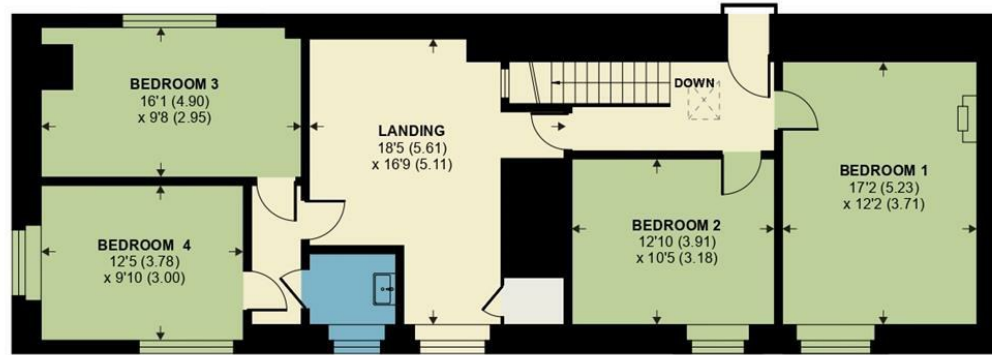
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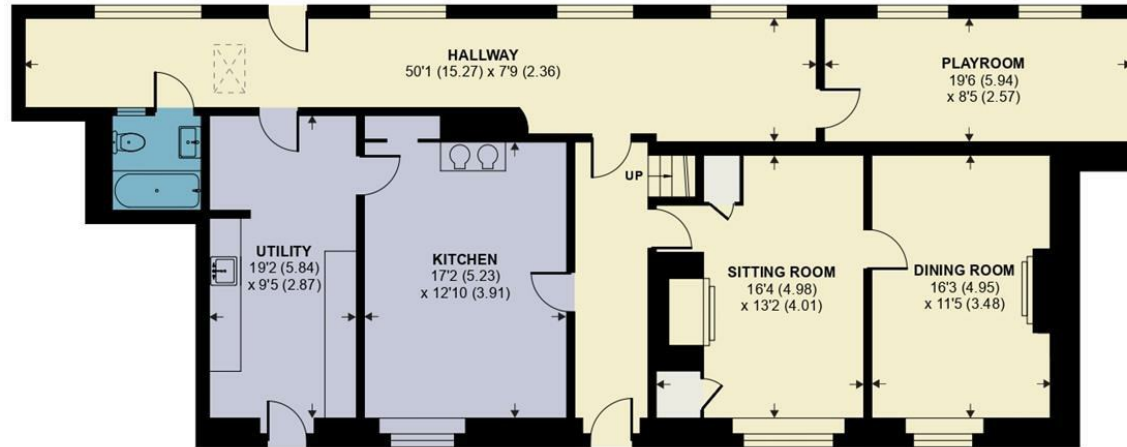
# Broadclyst Road, Whimple, Exeter

Approximate Area = 2572 sq ft / 238.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Symonds & Sampson. REF: 1117604



01297 33122

Symonds & Sampson LLP  
Symonds & Sampson Trinity Square, Axminster, Devon, EX13 5AW

axminster@symondsandsampson.co.uk

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