

# Barn Park Farm

Stockland Hill • Cotleigh • Honiton



# Barn Park Farm

Stockland Hill, Cotleigh, Honiton,  
Devon, EX14 9JA

Stockland 2.5 miles • Honiton 5 miles • The Coast 11 miles  
Taunton 13 miles • Exeter 19 miles  
Honiton to London Waterloo 2 hours and 53 minutes  
*(Distances & times approximate)*

An attractive residential/stock farm with a generous 5/6 bedroom period farmhouse with flexibility to divide the accommodation, set in an accessible location. Courtyard of traditional barns with potential and a range of modern farm buildings. Ring fenced by an excellent block of arable/pastureland. In all 58.20 acres (23.56 ha).

- Sitting room, dining room, kitchen/breakfast room, utility and conservatory. Farm office/bedroom with en-suite wet room. First Floor: Four bedrooms, two ensuite, bathroom and family bathroom
- Ground floor annex with one ensuite bedroom and lounge
  - Courtyard of traditional barns
  - Range of modern farm buildings
  - Ring fenced by arable/pastureland

**In all about 58.20 acres (23.56 ha)**

**For Sale by Private Treaty as a Whole  
or in two Lots**

**Lot One - Farmhouse, farm buildings with  
arable/pastureland extending to 32.65 acres (13.21 ha)**  
**Lot Two - Pastureland and woodland  
extending to 25.55 acres (10.35 ha)**





### Situation

Barn Park Farm is set in an elevated yet tranquil position, on the western flank of Stockland Hill, between the villages of Stockland and Cotleigh in the Blackdown Hills Area of Outstanding Natural Beauty. This former dairy farm is surrounded by rolling Devon countryside and approached over a long private drive. 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. Whilst surrounded by beautiful countryside there are good road connections both east and west with the A30 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 within easy reach.

### The Property

Barn Park Farm is a handsome period farmhouse with stone and rendered elevations under a slate roof. The generous accommodation has been extended into the adjoining barn on the ground floor, to house a farm office which has recently been used as a bedroom with an accessible en-suite wet room. The original dwelling dates back over a hundred years and sympathetically blends original features such as the inglenook fireplace and beams with the conveniences of modern living. The farmhouse kitchen is at the heart of the home, with a 2 oven Heritage Range, handmade solid wood painted kitchen units with granite worktops and an integrated fridge. The dining room features a fine fireplace with bread oven. Upstairs are four double bedrooms, two en-suite and a family bathroom. This adaptable property, previously run as a successful B & B, provides a variety of options, with a ground floor en-suite bedroom annex and a separate lounge. There is additional potential for enlarging the accommodation by converting further space in the adjoining farm buildings (STPP), possibly for multi-generational living or for providing an income.

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





## Lot One

Farmhouse, farm buildings and about 32.65 acres

## Outside

The farmstead is approached via the farm drive, which also provides access to a neighbouring property, and then continues as a hard track leading to the land. There is an open fronted **Double Garage** (8.82m x 6.7m). To the front of the house is a pretty, enclosed garden with lawns and borders filled with cottage garden favourites such as magnolia, roses and a variety of fruit trees. There is a greenhouse and a small path to the farmyard beyond.

## Farm Buildings

To the south of the farmhouse is courtyard surrounded by U-shaped buildings including:

**Former Dairy Building** (28m x 5.49m) stone and block construction with a wagon shed. **Former Cowstall** (5.13m x 5.12m) now partially housing residential accommodation.

**Traditional Stone Barn** under a tile roof (14.8m x 5.96m).

To the southeast of the barn is a steel framed **General Purpose Farm Building** (80m x 30 m) constructed of concrete panels under a profile roof with a concrete apron and an adjacent dung pit. Steel framed **Umbrella Building** (39.2m x 52m maximum overall), constructed of block or concrete panel walling with fibre cement roof and concrete floor, subdivided for cattle housing and a silage pit.

## The Land

Contained within a ring fence surrounding the farmstead is an excellent block of mainly level arable/pastureland. This productive land, bounded by mature hedgerows, has been well farmed and is in good heart. Good access over a hard track, as well as from Stockland Hill. In all 32.65 acres (13.21 ha)

## Lot Two

Adjoining Lot One to the west is a block of gently sloping permanent pastureland, together with a plantation of recently established mixed native woodland. Lot 2 also includes part of Snodwell Copses, mature woodland featuring numerous large Beech trees and some depilated former farm buildings. Access off Post Lane. In all about 25.55 acres (10.35 ha). Lot Two will not be sold separately until a sale of Lot One is agreed.



## Services

Lot 1 - Main electric. Private water. Private drainage. Central heating and air-source heat pump. Main water available (not currently connected). Solar panels on one farm building.  
Lot 2 - Private water supply (sub meter required if sold separately)

## Tenure

Freehold with vacant possession upon completion.

## Fencing Obligation

If sold in lots any new fencing required is to be shared 50/50 between the buyers.

## Rights of Way

A public footpath crosses Lots 1 and 2.

## Agricultural Schemes

The farm is not currently entered into any Environmental Stewardship or Sustainable Farming Incentive (SFI) Schemes. Delinked Basic Payment Scheme payments will be retained by the vendors.

## Sporting

All rights are owned and included in the sale. Hunting with The Cotley Harriers. Racing at Taunton or Exeter. Golf at Honiton, Seaton or Axe Cliff. Sailing on the coast at Lyme Regis or Topsham.

## Local Authority

East Devon District Council. Tel 01395 516551 House Council Tax Band: F

## 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.

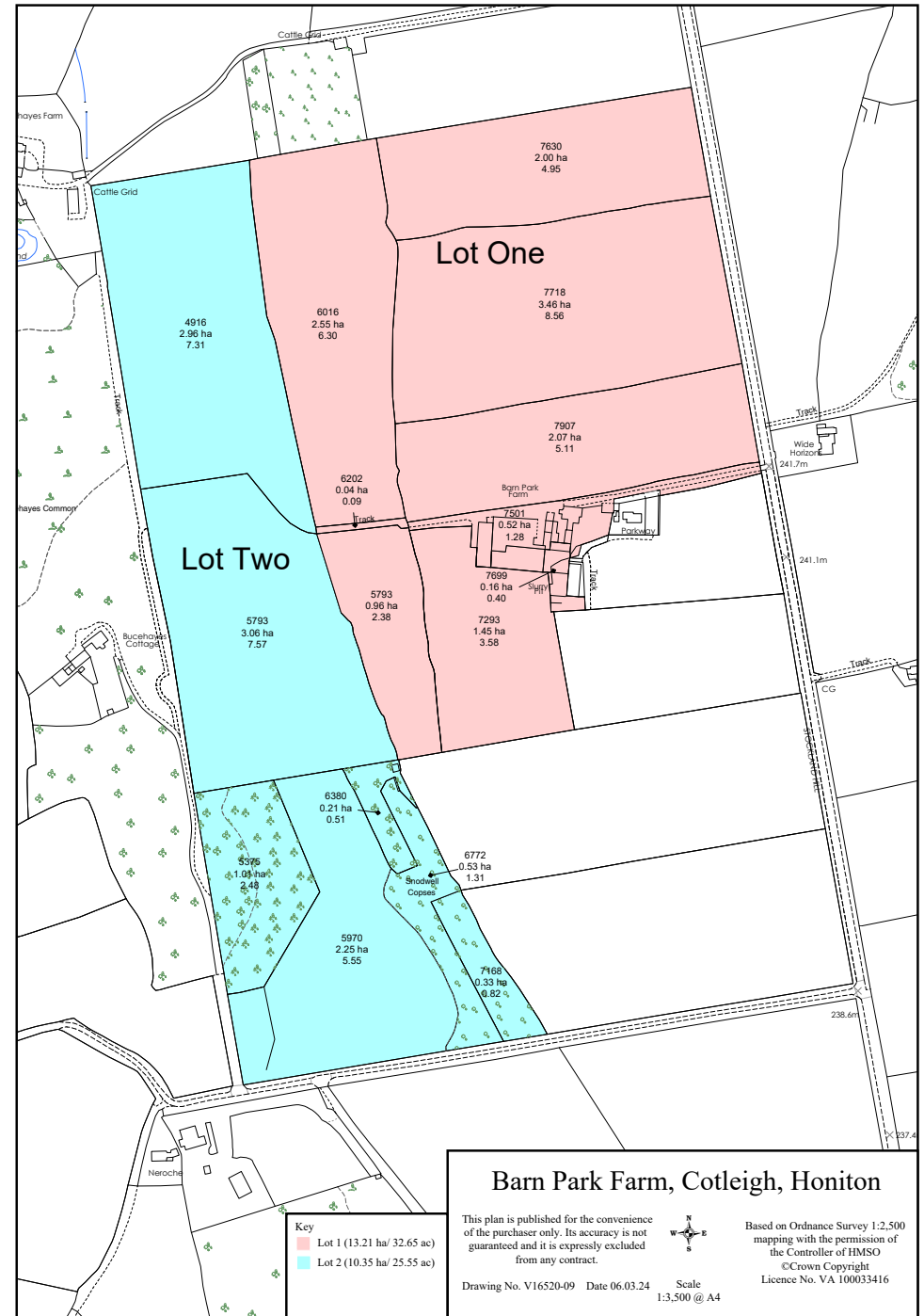
## Directions

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 0.5 of a mile and Barn Park Farm will be on your right marked by our sale boards.

**What3words** ///topic.corrosive.cotton

## Viewing

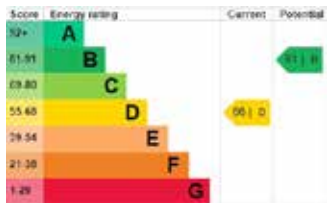
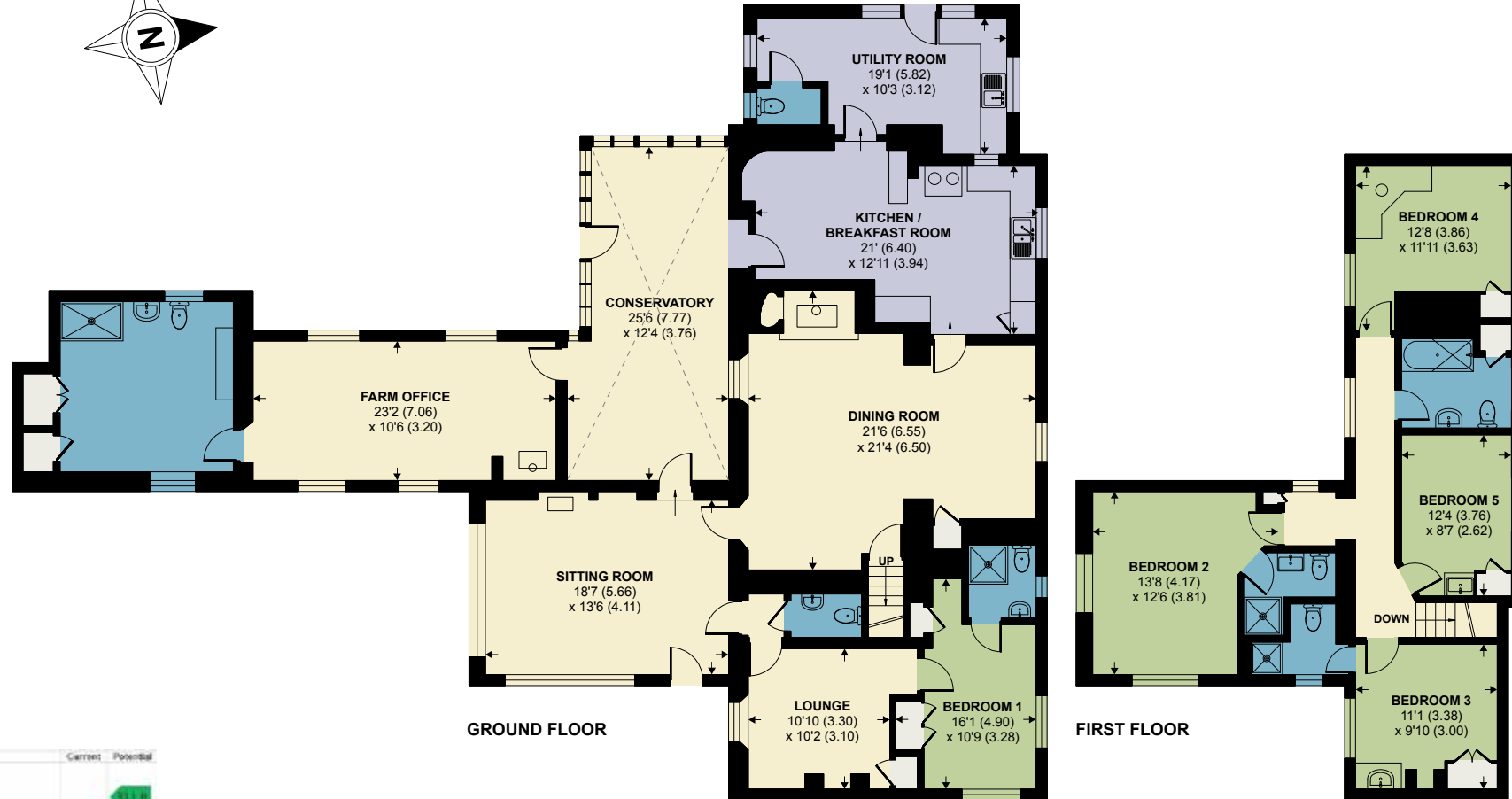
Strictly by prior appointment with joint sole agents Symonds & Sampson LLP and DixonSmith LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



# Cotleigh, Honiton

Approximate Area = 3208 sq ft / 298 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). © nitchecom 2022. Produced for Symonds & Sampson. REF: 913125



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