

Symonds
& Sampson

Holmsleigh Farm


Monkton, Honiton, Devon

Holmsleigh Farm

Monkton
Honiton
Devon
EX14 9NP

An attractive residential farmstead featuring two highly adaptable semi detached stone dwellings, a range of farm buildings, formal gardens and pasture land. Glorious, elevated views across the East Devon countryside. In all about 4.79 acres.



 4.74 acre(s)

- Two Semi detached residential dwellings
 - Potential for multi generational living
 - Well appointed accomodation
 - Superb panoramic views
 - Range of farm buildings
 - Traditional stone barn
- Good road access to Honiton & Exeter

Guide Price £825,000

Freehold

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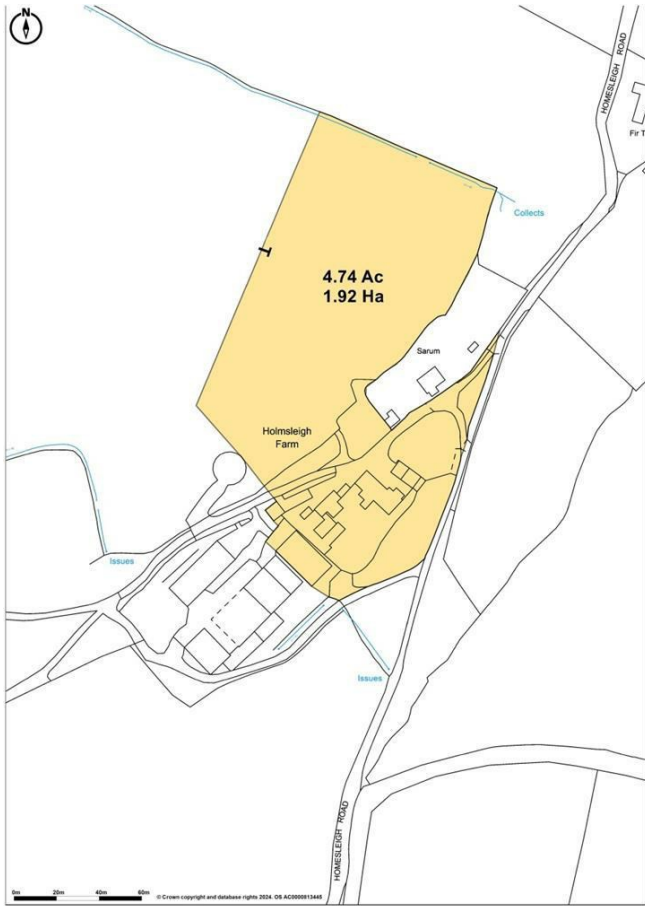


THE DWELLINGS

Holmsleigh Farm is a well proportioned property set opposite the stone barn. The property is entered from the yard via a cross passage way with the main accommodation to your left. There is a formal sitting room featuring an impressive inglenook fireplace & bread oven, 26ft kitchen/dining room with Rayburn and a wide range of units, adjoining utility room, modern shower room. To the first floor is a spacious landing, four bedrooms and family bathroom.

Holmsleigh Cottage features an impressive entrance hallway with study and step up to an inner lobby. On your right is a dual aspect sitting room and on your left a well-equipped kitchen with space for a dining table. Single storey garden room with direct access to the attractive level rear garden. To the first floor are two good size bedrooms, remodelled bathroom, and a separate shower room. It is worth noting that both properties have been exceptionally well kept and include separate oil fired central heating systems and double glazed windows to the majority of opening.





Promap
LANDMARK INFORMATION

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Printed Scale - 1:2000. Paper Size - A4





OUTSIDE

The farmstead can be approached over one of two private drives from the lane, with a parking and turning area to the front of Holmsleigh Farm. A concrete drive continues past Holmsleigh Cottage to the main yard and farm buildings, with a further area of hard standing beyond the property's formal gardens. Opposite the yard is a delightful level picnic seating area which offers breath taking views to Dumpdon Hill Fort and across the Otter Valley and main proportion of land belonging to the property. Both properties feature attractive private lawned gardens, interspersed with a wide variety of mature shrubs and seasonal flowers. Holmsleigh Cottage features a modern

timber framed workshop. The remainder of the grounds continue along the eastern elevation up to the laneside. In all about 4.79 acres including the dwellings, outbuildings and land.

Farm Buildings
Featuring a range of adaptable farm buildings all accessible via the concrete yard and driveway, and comprise of:

Steel framed general purpose farm building (23.09m x 13.95m) block and boarding construction.

Stone and block construction Former Milking Parlour

(9.25m x 4.42m) with two adjoining stores.

Calf House (13.26m x 3.61m) steel framed with block and board elevations.

Traditional Stone Barn (5.11m x 3.99m) with mezzanine level and Store (5.11m x 2.01m) with two adjoining timber framed open fronted general use bays.

SITUATION

The property stands in a pleasant, elevated rural position close to the boundary of Monkton and Cotleigh parishes, within the East Devon area of outstanding natural beauty.

Holmsleigh Farm, Monkton, Honiton

Outbuilding(s) = 5438 sq ft / 505.2 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: 1148748



The market town of Honiton (2.5 miles) offers all of the facilities one would expect, including a range of independent shops, restaurants and recreational facilities. The surrounding countryside has footpaths and bridleways in abundance. The Cathedral city of Exeter and county town of Taunton are easily accessible with excellent shopping, educational and recreational facilities. Close by to the south, the Jurassic Coast World Heritage site features the popular resorts of Lyme Regis and Sidmouth. The property is strategically located with good transport communications, a mainline railway station at Honiton and

easy access to the A30 linking to the M5 and A303. Exeter also has an international airport.

DIRECTIONS

///latitudes.gourmet.ranted

SERVICES

Mains electric and water. Private drainage.
Broadband- Ultrafast available
Mobile coverage - Limited inside, Likely outside. Source-Ofcom.org
Local Authority: East Devon District Council Blackdown

House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616. Council tax band: Holmsleigh Farm - G Holmsleigh Cottage - A

MATERIAL INFORMATION

We have been unable to confirm if the current private drainage arrangements comply with the General Binding Laws for small sewerage discharge. The neighbouring property, Sarum, to the northwest of Holmsleigh Farm has a right of access over the first part of the driveway. Please note that Holmsleigh Cottage is let on an Assured Shorthold Tenancy until the 26th December 2024.

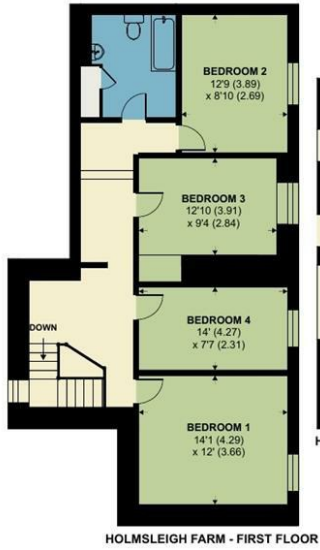
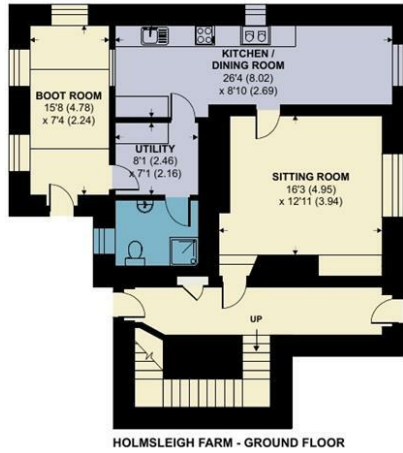
Energy Efficiency Rating	Current	Potential
Very energy efficient (lowest carbon value)		
A		
B		
C		
D		
E		
F		
G		
Very energy inefficient (highest carbon value)		

England & Wales
EU Directive 2002/91/EC



Holmsleigh Farm, Monkton, Honiton

Holmsleigh Farm = 1835 sq ft / 170.5 sq m
 Holmsleigh Cottage = 1375 sq ft / 127.7 sq m
 Total = 3210 sq ft / 298.2 sq m
 For identification only - Not to scale



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Axm/RS/26.7.24



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