

Symonds
& Sampson



Blackberries
Payhembury, Honiton, Devon

Blackberries

Payhembury

Honiton

Devon EX14 3HJ

A simply stunning single storey barn conversion with numerous substantial outbuilding set in an idyllic semi rural location. No onward chain.



- High quality barn conversion
 - Courtyard setting
 - Beautifully renovated
- Good range of traditional farm buildings
 - Large workshop and garaging
 - Pretty gardens
- In all about 0.36 acre (0.14 ha)

Guide Price £750,000

Freehold

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THE PROPERTY

Blackberries is a once in a lifetime opportunity for those seeking a slice of the good life. The property was once part of a farm estate belonging to Tale Manor before being separated into two separate smallholdings and farmed until the mid 2000's. The current owner purchased the barn and outbuildings in 2012 and spent the next 15 years renovating Blackberries into the residence you see today. Rarely does a property of such exacting standards and attention to detail come to market with so many outbuildings in this price region. The main house offers comfortable accommodation over one level, whilst the comprehensive range of buildings ideally suit prospective purchasers with their own business or for those looking for hobby space and potential to add value.

ACCOMMODATION

On entering Blackberries the quality of workmanship and the unique use of materials becomes apparent. The main reception space follows an open plan design with a beautiful, vaulted ceiling using oak beams and cedar which complements the oak flooring. The kitchen follows on with the quirky design where you will find a mix of contemporary units with solid wooden work surfacing and many handmade design features including the breakfast bar, a triple tap sink unit and a custom designed fireplace housing the solid fuel Stanley errigal cooker. There is ample space for a dining table and a relaxed lounge area arranged around the wood burning stove. The sleeping accommodation consists of three well proportioned bedrooms set off an inner hallway and a smart family bathroom with roll top bath and separate shower enclosure. The master bedroom features en suite facilities and built in wardrobe. We really do recommend that Blackberries has to be viewed in person to fully appreciate the excellence of this one off home.





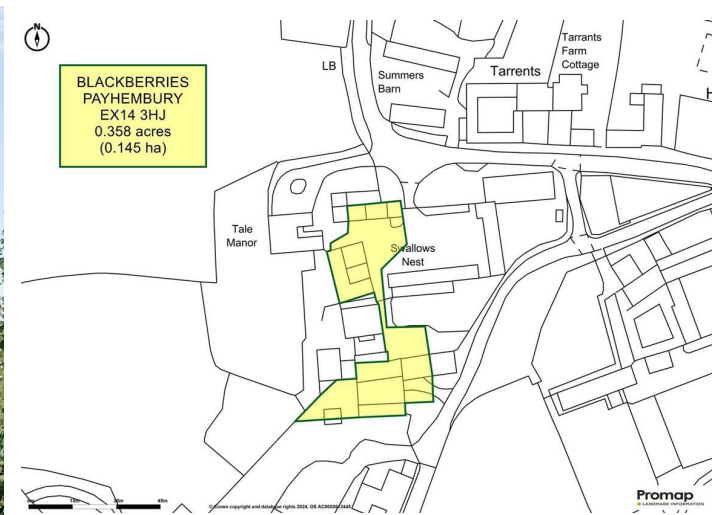
OUTSIDE

Blackberries certainly does not disappoint when it comes to the outside. The property is approached from the lane side via a shared courtyard entrance which in turn leads to a large brick paved and cobbled parking area belonging to Blackberries. To the northern boundary is an attached brick outbuilding that has been renovated to include a garage with high level door, large workshop, utility room with w/c and additional garage/store. To the front of the property is a pretty lawn garden with covered seating area and wildflower beds. Running alongside the main residence is access leading to the two storey cobb barn. This beautiful

building offers great potential for improvement and has a staircase leading up to a boarded loft room with ample head height. Beyond the cobb barn is a stunning paved courtyard complex featuring two pillared open fronted barns. The barn to your left has been adapted for further storage as well as adding a potting shed and a rustic outdoor kitchen with covered seating area. There is a well tended lawned garden, with established shrubs and a fruit cage. Outside water supply and power to many of the buildings. The gardens and grounds to Blackberries are a sheer delight and add to the overall charm. In all about 0.36 acre (0.14 ha)

SITUATION

Higher Tale is a small hamlet of individual properties and farms set in a semi rural location. The thriving village of Payhembury with a pub, church, desirable primary school in the Kings catchment area (rated outstanding by Ofsted) and community shop is less than 1.5 miles to the East. The larger nearby village of Feniton has a range of facilities, including a mainline station on the Waterloo line. The market town of Honiton (8 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 (14 miles) and county town of Taunton (22 miles) are easily accessible with excellent shopping, educational and recreational facilities. Close by to the south, the Jurassic Coast World Heritage site features the popular resort of Sidmouth (12 miles).

SERVICES

Mains electric and water. Private drainage. Heating and hot water is provided by the solid fuel range, an electric immersion and tap fitted in line water heaters. There are also stand-alone, thermostatically controlled electric wall heaters.

Broadband - Ultrafast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

DIRECTIONS

<https://w3w.co/trader.waking.recital>

LOCAL AUTHORITY

East Devon District Council. Tel 01404 515616
Council Tax Band C

MATERIAL INFORMATION

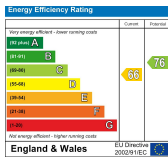
1.) The adjoining barn to The Cobb Barn has planning for

conversion into associated accommodation to Swallows Nest. Planning Ref: 24/0741/FUL

2.) We are aware of a right of way which runs along the front of The Cobb Barn for the use of two neighbouring properties by the way of two five bar gates.

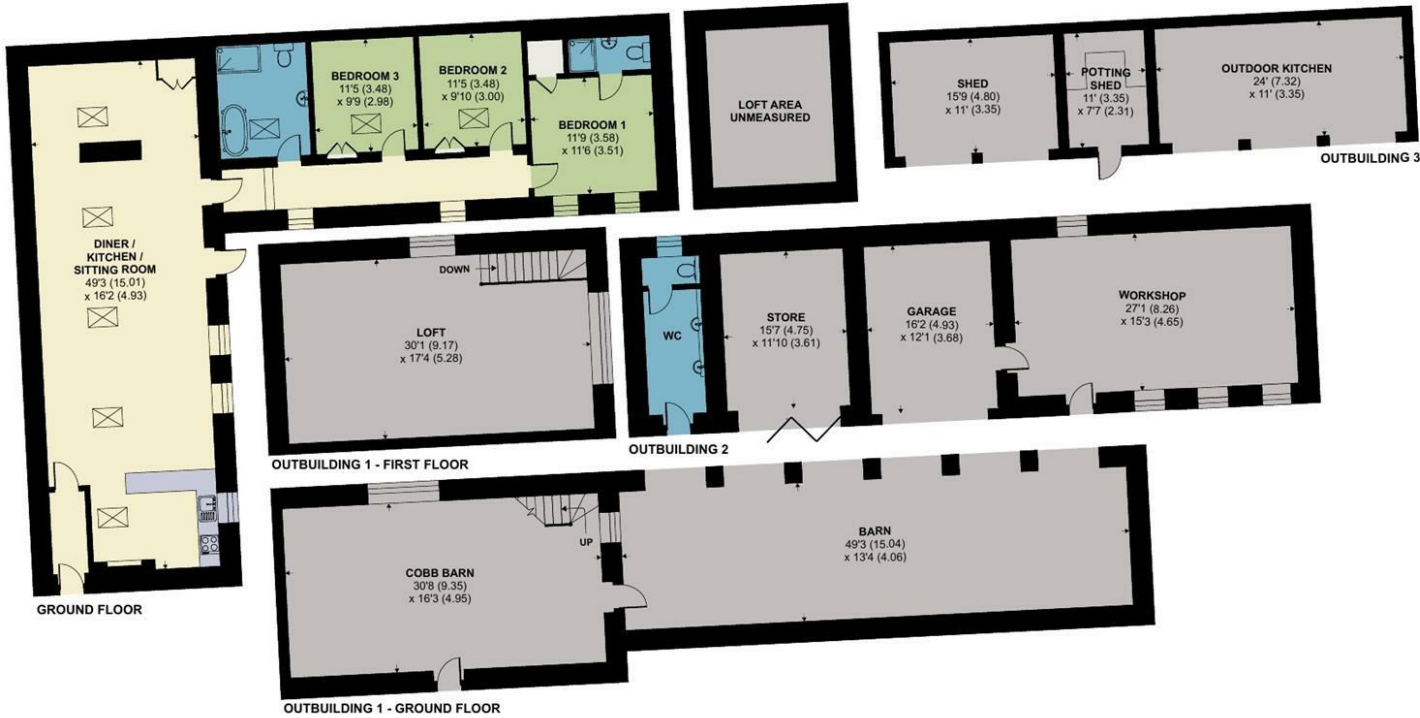
3.)The barn containing the workshop has a work tie restriction. Subject to planning permission & this restriction being lifted, the barn offers potential to be converted into additional accommodation.

4.) Blackberries is in flood zone 1, an area with a low probability of flooding.



Blackberries, Payhembury, Honiton

Approximate Area = 1510 sq ft / 140.3 sq m
 Outbuilding(s) = 3181 sq ft / 295.5 sq m
 Total = 4691 sq ft / 435.8 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). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1197528



Axm/RS/17.10.2024



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