

Willmoreleigh Farm

Farway • Colyton • Devon

Symonds
& Sampson



Willmoreleigh Farm

Farway, Colyton, Devon EX24 6EQ

Honiton 3 miles • Sidmouth & the coast 7 miles • Exeter 18 miles
(Distances & times approximate)

A unique residential farm set in a secluded, tranquil location at the end of a private driveway, with glorious views over the unspoilt Coly Valley's beautiful countryside. Substantial modern four bedroom house with potential for further bedrooms and an annexe. Versatile farm buildings with stabling, all ring fenced by 44.19 acres (17.88 ha) of pretty pasture and woodland.

- Entrance hallway, sitting room, kitchen/breakfast room, utility room and study
- Master bedroom with ensuite shower room, three further bedrooms and bathroom
- Lower ground floor; double garage, boot room, workshop, stores and cellar (potential for additional accommodation/annexe)
- A range of farm buildings with stabling and a timber chalet (dilapidated).
- All ring fenced by pasture and woodland, including tree lined private driveway

In total 44.19 acres (17.88 hectares)

For Sale by Private Treaty





Situation

Willmoreleigh Farm is nestled at the head of the Coly Valley, surrounded by the East Devon National Landscape (formerly an AONB). The nearby village of Farway has a thriving community centred around a village hall, primary school and the Norman church. The farmstead's peaceful location with no immediate neighbours, has quick and easy access to Honiton, which has an excellent range of shops, a hospital and sports centre/swimming pool, as well as a mainline railway station on the London Waterloo Line. The popular coastal resorts of Sidmouth, Branscombe & Beer on the World Heritage Jurassic Coast offer opportunities for swimming, fishing and walking along the coastal path. The cathedral city of Exeter is easily accessible with excellent shopping, educational and leisure facilities, as well as an international airport and the M5. There are also good communication links both east and west with the A30 and A303.

The Property

The imposing modern house has attractive local stone and part rendered elevations, with brick details. The substantial accommodation extends to over 5,000 sq feet and is arranged over three floors by building into the slope. Most of the living space is on the ground floor with views over the surrounding countryside. The generous vaulted sitting room is triple aspect with a wood burner in the fireplace. At the heart of the home the vaulted dining kitchen features an island and a large picture window flooding the room with light. The sunny terrace, over the garage makes the most of the views and offers a convenient outside entertaining space. There are currently four bedrooms, but there is scope to create further bedrooms/living accommodation on the lower floor for a family annexe or letting unit.

Please see floorplan for accommodation and measurements.

Outside

The driveway sweeps down to the property, providing a most attractive approach, flanked by an avenue of mature silver birch trees. The farmhouse is surrounded by terraced lawns. On the far side of the drive is an established orchard and a dilapidated Timber Chalet (7.93m x 5.54m) that could be replaced to provide further secondary accommodation (subject to planning consent).



Farm Buildings

Accessed by a hard track to the east of the house with concrete yard are:

Machinery Building (18m x 6.34m) 4 bay steel framed and block construction, with 2 loose boxes

General Purpose Barn (13.5m x 6m) Concrete portal, timber and profile cladding with loft over

General Store (6.6m x 6.6m) Concrete panel construction

The Land

The land lies in a ring fence offering privacy and protection to the farmstead. Paddocks are located either side of the driveway, the remainder of the land runs up and over the hillside providing three main pasture fields. Bisecting the land are two deep wooded goyles with streams. Of special note is the Crinkle Crinkle Wood, with mature native trees and carpeted in a haze of bluebells in season. This rural retreat is a haven for wildlife, offering great amenity and conservation appeal. The views from the top fields on Farway Hill are simply breathtaking and have to be seen to be fully appreciated.

Services

Private water supply. Private drainage and mains electricity. Oil fired central heating.

Material Information

We have been unable to confirm if the current private drainage arrangements comply with the General Binding rules for small sewerage discharge. The private water also supplies a neighbouring property Moneyacre.

Tenure

Freehold with vacant possession upon completion.

Sporting

All rights are owned and included in the sale. Hunting with the Axe Vale Harriers. Racing at Exeter or Taunton. Golf about a mile away at Honiton. Sailing on the coast at Seaton or Lyme Regis.

Rights of Way

No public rights of way affect the property.





Education

Primary schooling at Farway. Good state schools at Honiton and the excellent Colyton Grammar school. Independent schools in the area include St Johns at Sidmouth, Blundells in Tiverton and the Exeter or Taunton schools.

Local Authority

East Devon District Council, EX14 1EJ. Tel 01395 515616 Council Tax Band: F

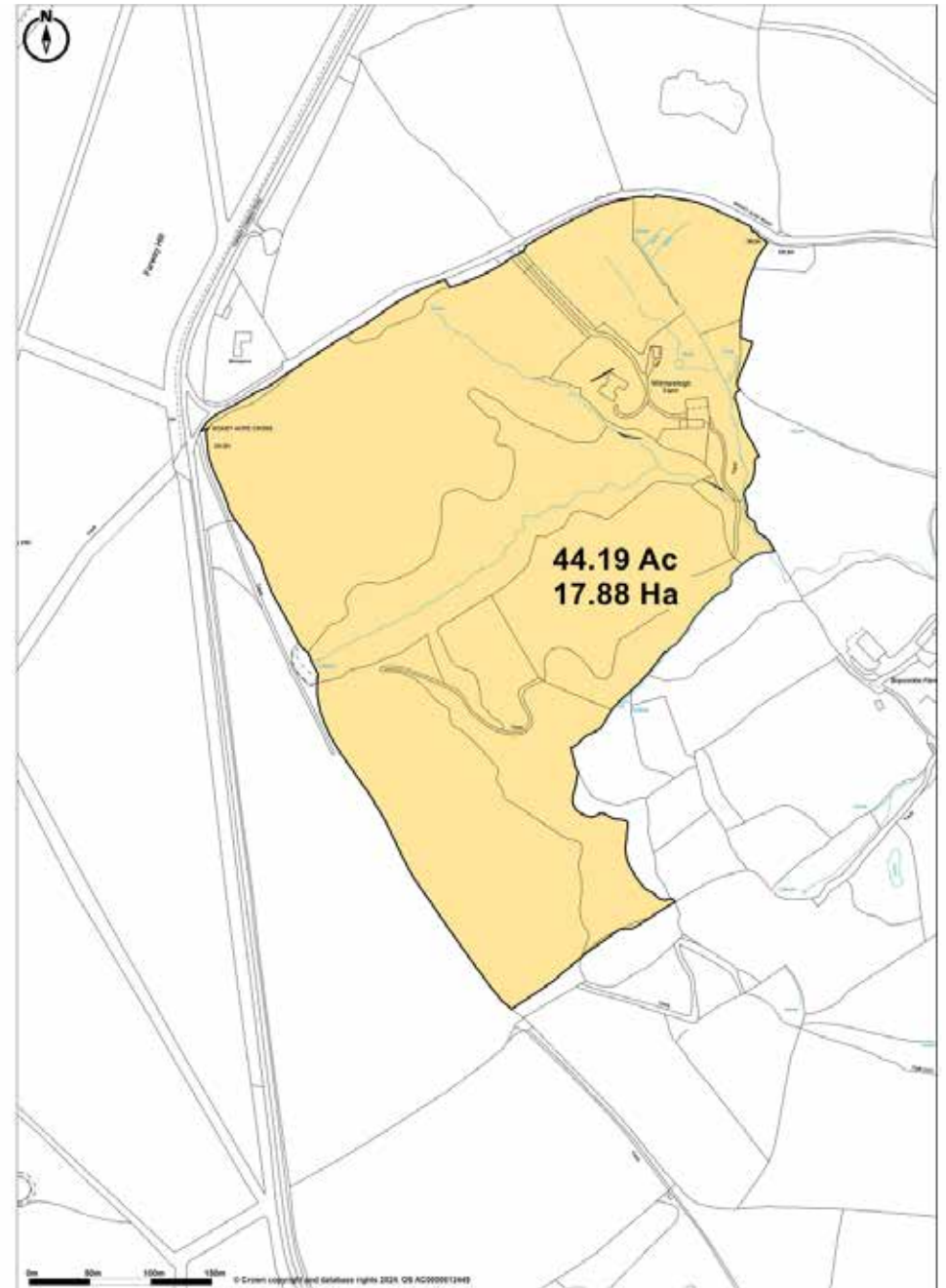
Directions

From Honiton, take New Street passing the railway station. At the mini roundabout turn left and then immediately right sign posted Northleigh and Farway. Continue up the hill to the Golf Course and then turn right signposted Farway and Seaton. Continue for about 2 miles, at Moneyacre Cross turn left to Farway. The driveway to the property will be on your right after a short distance, marked by our sale board.

What3words ///succumbs.delighted.inert

Viewing

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

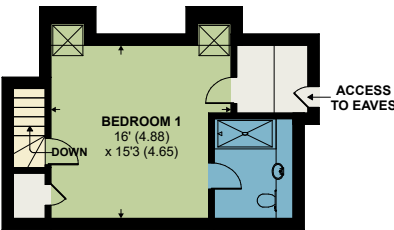
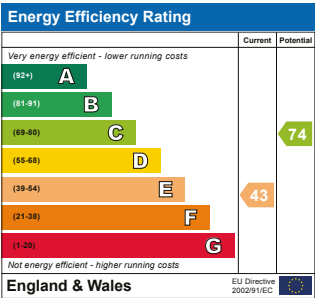
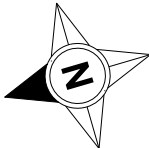


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LANDMARK INFORMATION

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Plotted Scale - 1:2,000. Paper Size - A4

Willmoreleigh Farm, Farway, Colyton, EX24

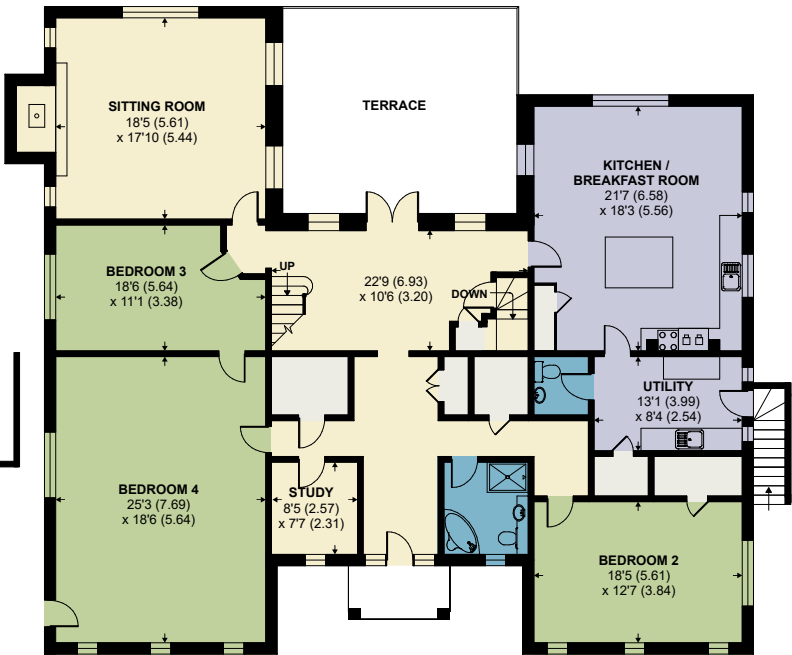
Approximate Area = 6165 sq ft / 572.7 sq m (includes garage)
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 655369

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 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages



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