



Symonds
& Sampson

Hayne Farm

Hayne Lane, Wilmington, Devon

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Devon
EX14 9JZ

An absolute Devon gem of a period lifestyle package with approximately 15 acres, incorporating two holiday lets, a lake and numerous outbuildings, nestled in a private tucked away rural location



- Lifestyle package in private location, set away from near neighbours
 - Character-rich Grade II Listed stone farmhouse
 - Grounds of approximately 15 acres (6.2 ha) incorporating wooded copse, pasture and lake
 - Two single storey, 4 star rated holiday lets
- Further outbuildings, including various period stone barns and a general-purpose modern building
 - The farmhouse was re-thatched in 2023
- Principal dwelling provides nearly 3000 ft.² of living accommodation

Guide Price £1,395,000

Freehold

Axminster Sales
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THE PROPERTY

Hayne Farm is possibly one of the most requested yet rarest packages to come to the market for some time. The principal dwelling comprises a character-rich Grade II Listed natural stone farm house, being of architectural merit and historic importance.

ACCOMMODATION

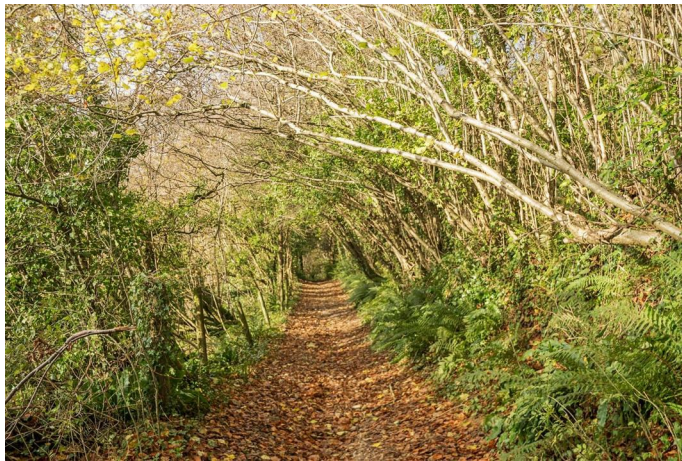
There are four principal reception rooms providing a wealth of period features including multiple inglenook fireplaces, flagstone flooring and exposed timbers, all complemented by an oil fired central heating system. The farmhouse kitchen enjoys all the delights of a 4-oven Aga alongside cream units and woodblock worksurfaces whilst providing a secondary staircase to the first floor.

Our current vendors have enjoyed nearly 20 years of ownership and have undertaken numerous improvements. The most recent is the replacement of the thatched roof in 2023.

As you approach the farm, there is a clear distinction between the farmhouse and the separate holiday let complex, including further agricultural outbuildings which enjoy their own separate driveway. The holiday cottages are 4 star rated and provide a welcome income. They enjoy an open plan living environment with direct access to raised timber terraces where one can enjoy the stunning rural views, and also benefit from their own separate driveways and parking. As previously mentioned, there is an array of further outbuildings and it should be noted that there may be further planning potential for conversion, subject of course to any necessary consents.

A particular feature and a haven for wildlife is the purpose built lake that lies in the lower enclosure sheltered by a wooded copse and bordered by the River Umborne.





OUTSIDE

To the front of the farmhouse is a mature wisteria, which is a true delight in the summer months. There are formal gardens and a productive cottage garden, all strategically placed to capitalise on both aspects and view. A gravelled driveway provides adequate parking to the farmhouse and access to a large barn with log store. The holiday lets and further outbuildings lie on the other side of Hayne Lane and provides a clear distinctive separation from the main house.

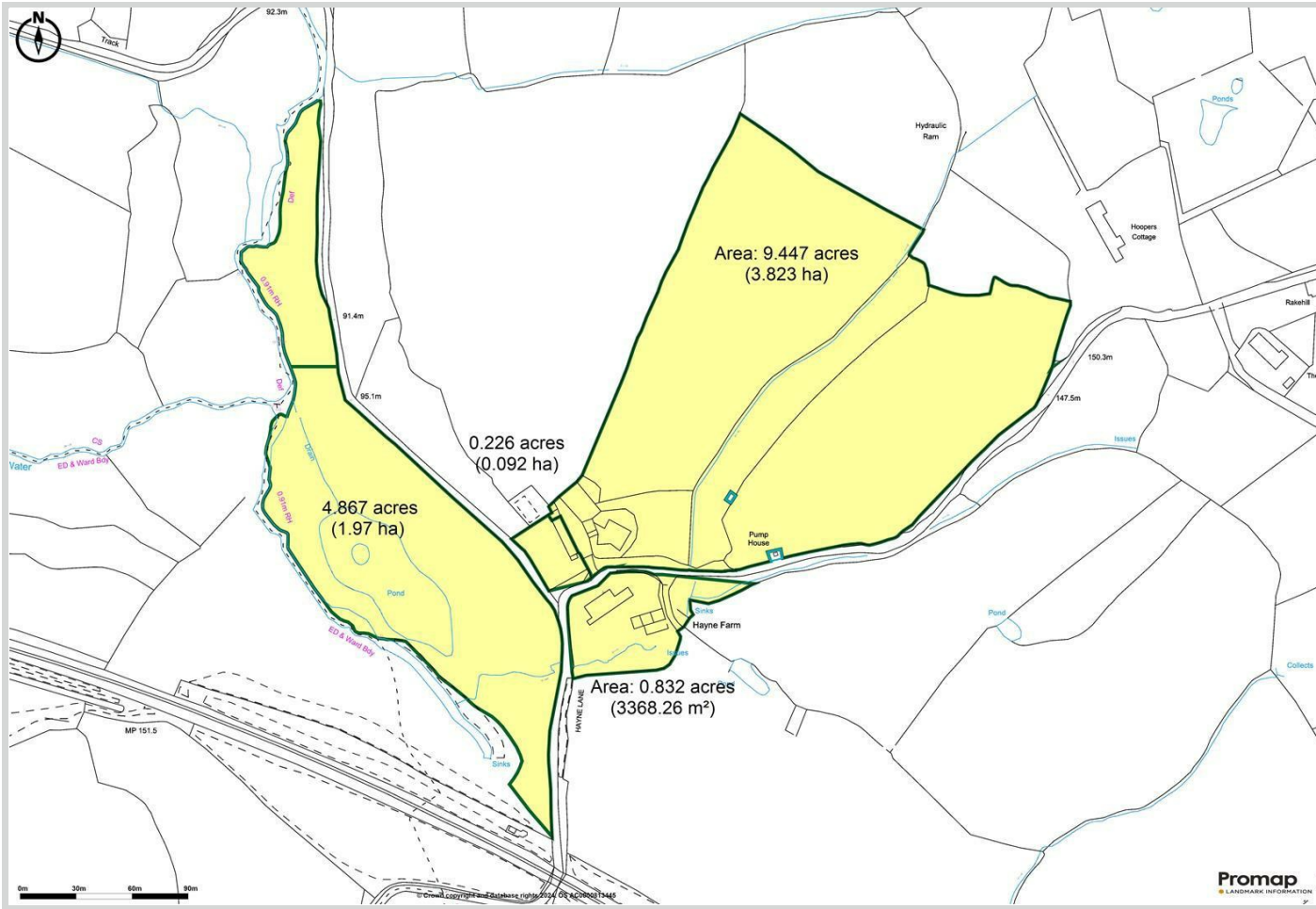


SITUATION

Privacy is high on the merits of Hayne Farm providing considerable seclusion yet certainly not an isolated environment as it's still possible to walk along Hayne Lane into the village of Wilmington. There are rural views that can be appreciated from nearly every aspect. All this has been a wonderful environment for our current vendors to raise chickens and harvest honey from their own beehives, which are still strategically placed within the grounds. There is a particular view point, or rather an ideal gin and tonic station, that is situated at the top of the field which

will be a true delight during any viewing.

Wilmington has a popular pub, village hall and St Cuthbert's Church dating from the 14th century. The historic market town of Honiton offers a variety of independent shops, restaurants, schools and a mainline rail connection to London Waterloo (2 hours 40 minutes). The Jurassic Coast World Heritage Site coast is within easy reach, together with the larger centres of Taunton with its connection to the M5 motorway and Exeter with an international airport and the university.



AGENT'S NOTE

A bridleway crosses over the land, we are informed by the vendor that they have not entered into any Farm Stewardship Schemes.

The property is located in Flood Zone 1, with a low probability of flooding.

Source - www.gov.uk

SERVICES

Mains water and electricity. Oil fired central heating.
Private drainage - We are advised by the vendors that the

drainage system is being investigated as to its compliance with current regulations.
Broadband : Superfast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616
Hayne Farmhouse Council Tax Band G.

DIRECTIONS

What3Words
///geese.carpets.lifetimes

Note : Do not approach via Wilmington Village due to Hayne Lane being closed for renovations. Please approach from the Stockland direction i.e. the top road.



Hayne Farm, Wilmington, Honiton

Approximate Area = 2972 sq ft / 276.1 sq m

Cottages = 1180 sq ft / 109.6 sq m

Outbuildings = 4457 sq ft / 414 sq m

Total = 8609 sq ft / 799.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1218424



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