



Symonds  
& Sampson

Wykeleigh  
Wyke, Axminster, Devon

# Wykeleigh

Wyke, Axminster, Devon EX13 8TN

One of the finest houses in the Axe Valley. Set privately at the end of a long drive in an elevated position with glorious views and surrounded by lovely gardens. Versatile outbuildings and ring-fenced by 37.21 acres of pretty pastureland with natural watercourses.



37.21 acres (15.06 ha)

- A quintessential Edwardian country house meticulously renovated throughout
- Classical proportions, with high ceilings, large windows and period features
- Private position with a magnificent outlook close to Lyme Regis and the coast
  - Beautiful mature gardens
- Charming shepherds hut with proven income (available by separate negotiation)
- Useful outbuildings, stables and general purpose barn
  - Protected by paddocks, coppice, ponds and a small brook running through

Freehold

For Sale by Private Treaty

Axminster  
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## SITUATION

Wykeleigh is nestled in a sheltered position on the slopes of Trinity Hill close to the pretty hamlet of Wyke overlooking the East Devon National Landscape (AONB). The nearby bustling market town of Axminster (2 miles) offers good local facilities including supermarkets, post office, sports centre, swimming pool and mainline train station. To the south, the historic town of Lyme Regis (3.8 miles) forms part of the Jurassic Coast World Heritage Site. With the famous Cobb and sandy beach, offering excellent opportunities for swimming, fishing and coastal walking. The town has an active community throughout the year, with a wide selection of shops, pubs and restaurants.

River Cottage HQ which hosts a variety of dining events and courses, as well as the River Cottage Café, are within walking distance. There are good road connections with access to the A30/A303 close by. The Cathedral city of Exeter is easily accessible with its excellent shopping and leisure facilities, access to the M5 and Exeter International Airport.

## THE PROPERTY

This fine Edwardian property built in 1905, epitomises the period's timeless country house style with light, airy rooms and high ceilings. Originally built for returning rubber planters from Malaysia, who installed the tropical hardwood joinery in the house, Wykeleigh had been





previously occupied by the Farwell family for over 60 years, after their return from India. Constructed with rendered elevations under a steep tiled roof, the house sits close to the centre of its own land. The current owners have carried out an exacting scheme of restoration and improvement over the last decade to create a beautifully presented home. Once inside, this five bedroom house has retained many original features, including bay windows, period fireplaces, original joinery and a generous skylight which floods natural light onto the landing and staircase. The elegant reception rooms and spacious kitchen/breakfast room, which opens onto a sunny terrace, flow together creating an ideal family or entertaining space. Upstairs the main suite comprises of a dual aspect bedroom with ensuite dressing room and shower room. There is a good ratio of recently appointed bathrooms to bedrooms over the two upper floors. Most of the principal rooms have bucolic views over the gardens to the surrounding countryside. Wykeleigh offers an ideal retreat and could appeal to a range of lifestyle or equestrian buyers providing considerable amenity and conservation opportunities.

Please see floorplan for accommodation and measurements.

## OUTSIDE

The private driveway winds up the hillside, through species rich meadows and carpets of primroses and bluebells in season. Surrounding the house, the charming informal Westcountry gardens feature mature trees and shrubs including magnolias, camellias and rhododendrons, which gently blend into the countryside beyond. The sunny terrace by the kitchen is surrounded by more formal borders and behind the house is an enclosed kitchen garden and orchard.

## OUTBUILDINGS

A range of traditional buildings to the rear of the house include:

- A L-shaped rendered block-built outbuilding (28.6m x 4.4m) comprising of triple garage, garden store, potting shed, workshop and coal shed.



- Range of block-built Stables (12.4m x 4.1m) with three loose boxes (3.20m x 3.10m) and tack room.
- Well-shielded from the house is the steel frame, block and profile construction General Purpose Farm Building (18.21m x 7.32m) with Lean-to (18.21m x 6.58m), used for cattle housing. Could easily convert to American style stabling.

## SHEPHERD'S HUT

Discretely located below the house, the charming 'Stargazy Sky' Shepherds Hut has been successfully rented for holidays and short breaks with a proven income stream. See (<https://uniquehideaways.com>). It is available by separate negotiation.







## THE LAND

The mainly sloping land provides protection and amenity use for the property. There are attractive paddocks close to the house, some good pasture fields and areas of unimproved land with great conservation appeal. Mature hedges, natural water supplies and areas of mixed coppice are major features of the land. The total area extends to some 37.21 acres (15.06 Ha).

## SERVICES

Main electricity. Private water supply (a bore hole serves the house). Spring water is also gravity fed to the house and the land. Private drainage. Oil fired central heating. Broadband: Standard broadband available. Mobile

Network Coverage: Likely outside. Likely inside. Source: Ofcom.org.uk

## RIGHTS OF WAY

No public rights of way affect the property. Wykeleigh enjoys the benefit of access over the track to the east of the property, giving access to Trinity Hill Road and the A35. The track also connects to excellent outriding on Trinity Hill and in St Marys Woods.

## SPORTING

All rights are owned and included in the sale. Racing at Taunton or Exeter. Golf at Lyme Regis or Seaton. Sailing on the coast at Lyme Regis.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 42                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

# Wykeleigh, Wyke, Axminster

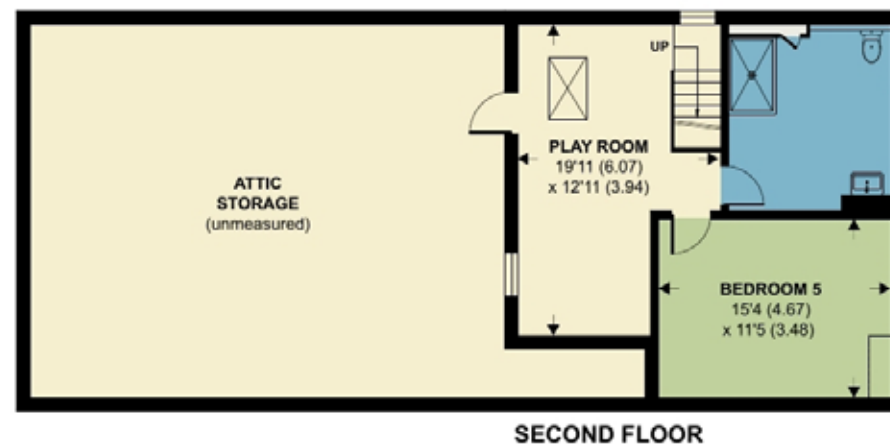
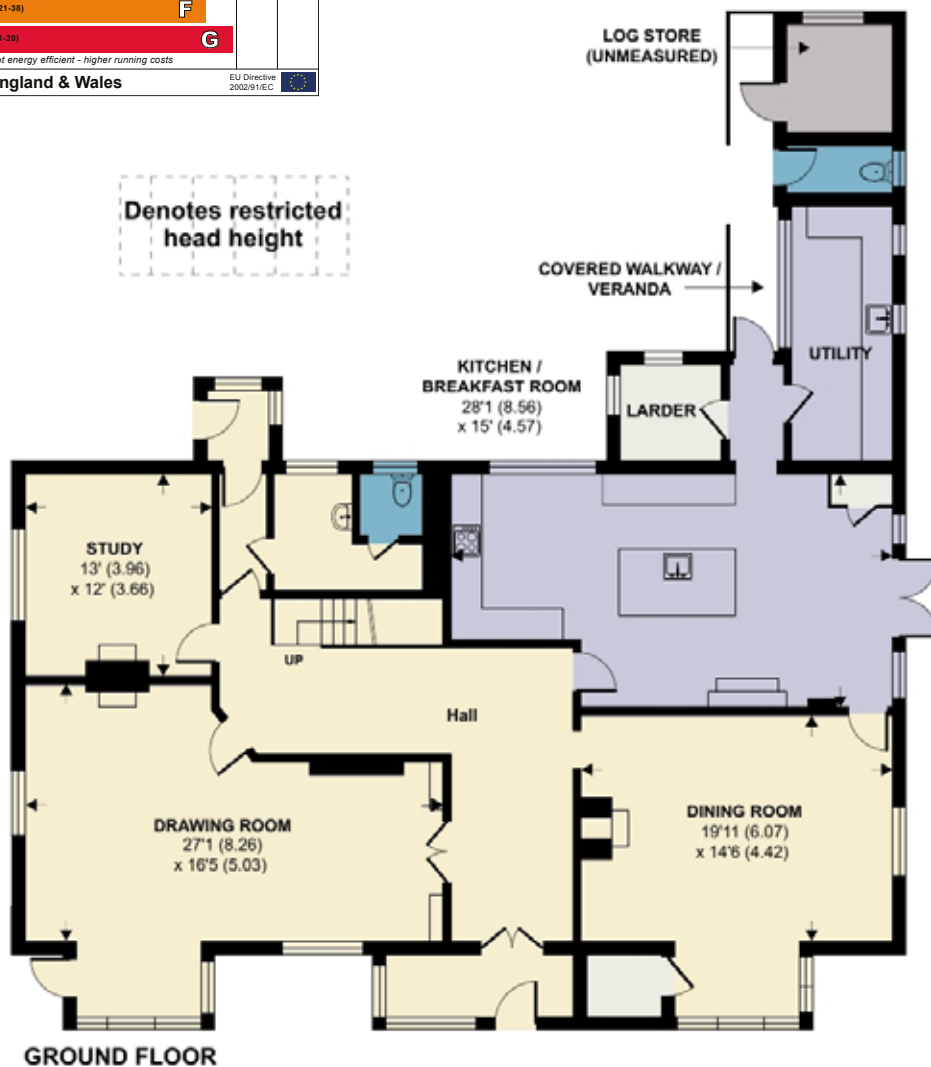
Approximate Area = 4265 sq ft / 396.2 sq m (excludes log store & attic storage & wc)

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 4271 sq ft / 396.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1135382





## MATERIAL INFORMATION

1. We cannot confirm if the private drainage system complies with the current regulations.
2. Wykeleigh is situated in Flood Zone 1, an area with a very low probability of flooding.
3. A neighbouring property has rights to the spring water supply.

## LOCAL AUTHORITY

East Devon District Council. Tel: 01404 515 616. Council Tax Band: G.

## TENURE

Freehold with vacant possession upon completion.

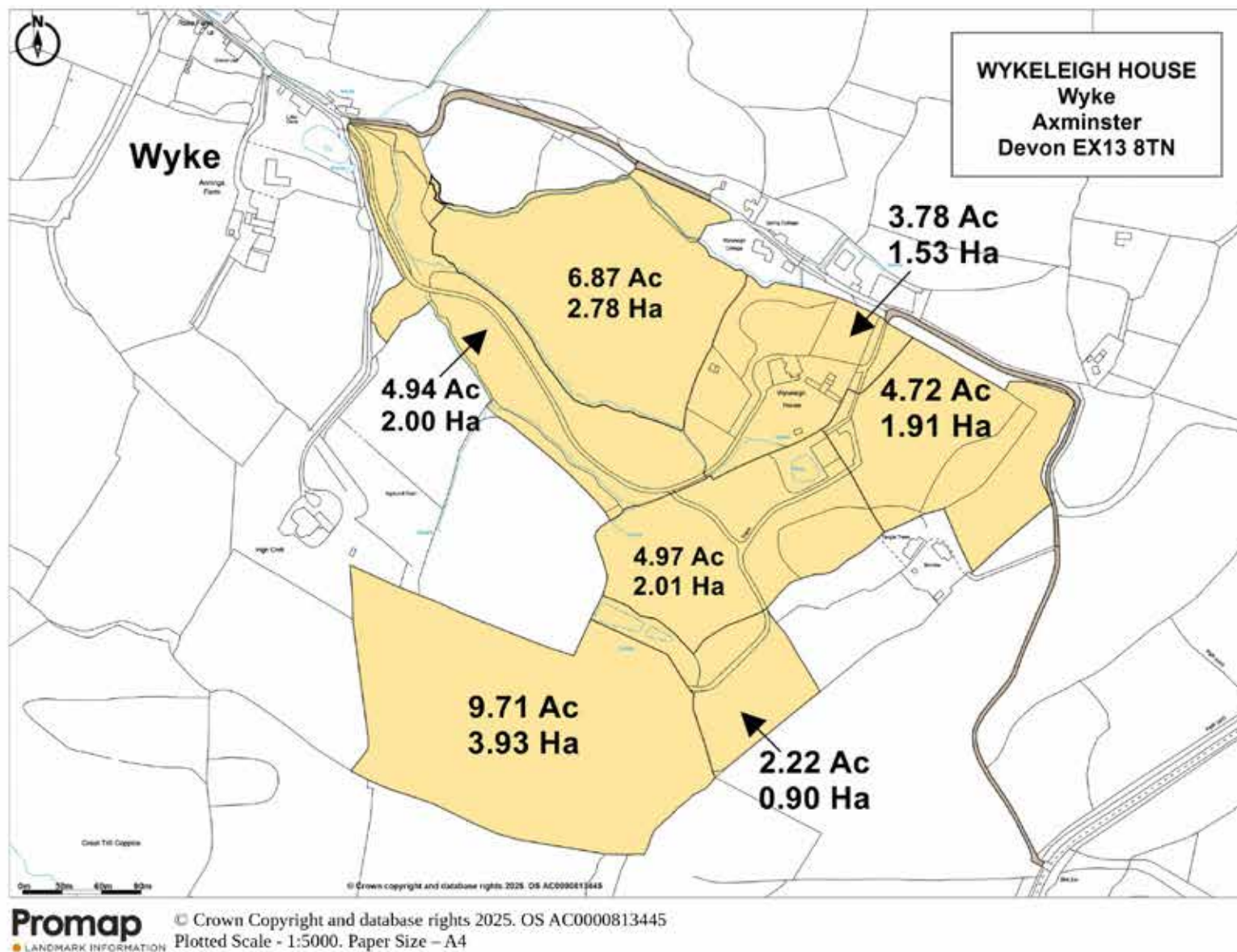
## DIRECTIONS

What3words ///peachy.shepherds.grit

## 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





AX/AGM/0925



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