



Symonds  
& Sampson

# Thorn Farmhouse

Farway, Colyton, Devon



# Thorn Farmhouse

Farway, Colyton  
Devon EX24 6DG

A handsome four bedroom Devon farmhouse, Listed Grade II, set on the edge of a popular village. Surrounded by mature cottage gardens, flexible outbuildings with stabling and pretty pastureland with river frontage. In all about 4.75 acres (1.92 ha).



4.75 acres (1.92 ha)

- Charming characterful house
  - Edge of village setting
- Surrounded by unspoilt countryside
- Adaptable outbuildings, stables and generous parking area
- Charming mature cottage gardens
- Species rich pastureland with areas of coppice and frontage to River Coly
  - Ideal small holding

Guide price £1,200,000  
Freehold

For Sale by Private Treaty

Axminster  
01297 33122  
rwillmington@symondsandsampson.co.uk







## SITUATION

Thorn Farmhouse is set on the fringes of the pretty village of Farway, made of up of three hamlets, spread out along the unspoilt Coly valley in the gently undulating countryside of the East Devon National Landscape (AONB). The village has a thriving community based around the ancient Norman church, primary school and village hall. The nearby market town of Honiton (3.8 miles) has a wide range of amenities including a swimming pool and leisure centre, as well as a mainline station on the London Waterloo line. Within easy reach is the Regency resort of Sidmouth (7.2 miles) on the UNESCO Jurassic Coast, with excellent leisure facilities including a



cinema and a Waitrose supermarket. The Cathedral City of Exeter (21 miles) has excellent shopping, cultural and leisure facilities, with access to the M5 motorway and the international airport.

## THE PROPERTY

It is understood the original early 16th century structure was an open hall house, although later alterations and extensions have created today's characterful home. Thorn Farmhouse is surrounded by the historic estate of Netherton, a possession of Canonsleigh Abbey, until the dissolution by Henry VIII. It was then sold to Sir Bernard Drake, a distant relative of Sir Francis Drake. The house is mainly constructed of local stone under a thatched roof.







The front façade is particularly attractive, enhanced by climbing roses, clematis and wisteria. Much of the charm and character of the house remains, which is evidenced by original features including two inglenook fireplaces, chamfered beams, window seats and two oak mullioned windows. The generous country style kitchen has an Esse range, as well as secondary cooking and granite work tops. Both reception rooms are dual aspect and provide flexible accommodation. Upstairs the master bedroom has an ensuite shower room and dressing area, with three further bedrooms and a family bathroom. The farmhouse is enhanced by the flexible outbuildings and will appeal to a range of lifestyle interests.

Please see floorplan for accommodation and measurements.

## OUTSIDE

The property is approached over a driveway which sweeps to the side of the house, with the outbuildings to one side and a large parking area on the other. The charming cottage gardens provide privacy and a timeless setting for this historic house. To the front of the house is a pretty walled garden which leads to a private area featuring a small pond. There are beds filled with a variety of plants and shrubs, including a quince, tree peonies and heritage roses. Beyond are areas of lawn and two green houses.

## OUTBUILDINGS

Within the grounds are the following:

1. Workshop/General Purpose Building (9.18m x 6.02m)



timber construction profile roof, power and vehicle access.

2. Two timber Stables with three loose boxes (10.40m x 3.34m).
3. Fodder Barn/General Store (8m x 3.64m) timber construction with profile roof.

## THE LAND

To the rear of the property is the pretty meadow, enhanced by the areas of mature coppice and bordered by the River Coly. There is conservation and ecological appeal with a variety of habitats and a profusion of wildflowers including wild daffodils, bluebells, king cups and flag iris. The land offers protection to this versatile rural haven and will







appeal to a range of lifestyle interests. In all 4.75 acres (1.92 ha).

## SERVICES

Mains electric. Main water. Private drainage. Broadband: Standard available. Mobile Network Coverage: Likely outside. None inside. Source:Ofcom.org.uk

## MATERIAL INFORMATION

1. We cannot confirm if the private drainage system complies with the current regulations.
2. Thorn Farmhouse is situated in Flood Zone 1, an area with a very low probability of flooding.
3. No public rights of way affect the property.

## SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton. Golf at Honiton or Sidmouth. Sailing on the coast at Sidmouth or Seaton.

## LOCAL AUTHORITY

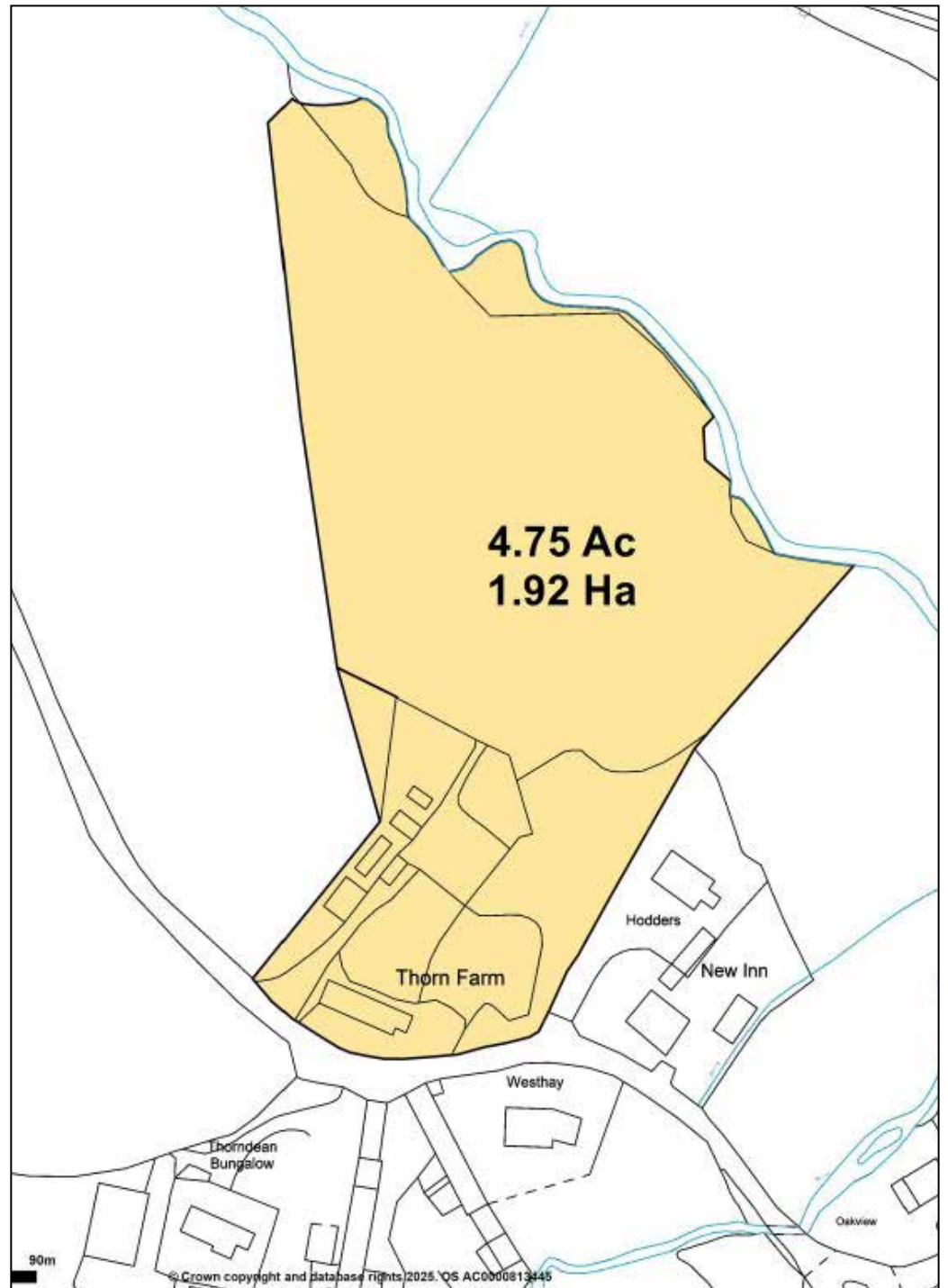
East Devon District Council. Tel: 01404 515616. Council Tax Band: G

## DIRECTIONS

What3words ///kindness.procures.somewhere

## VIEWING

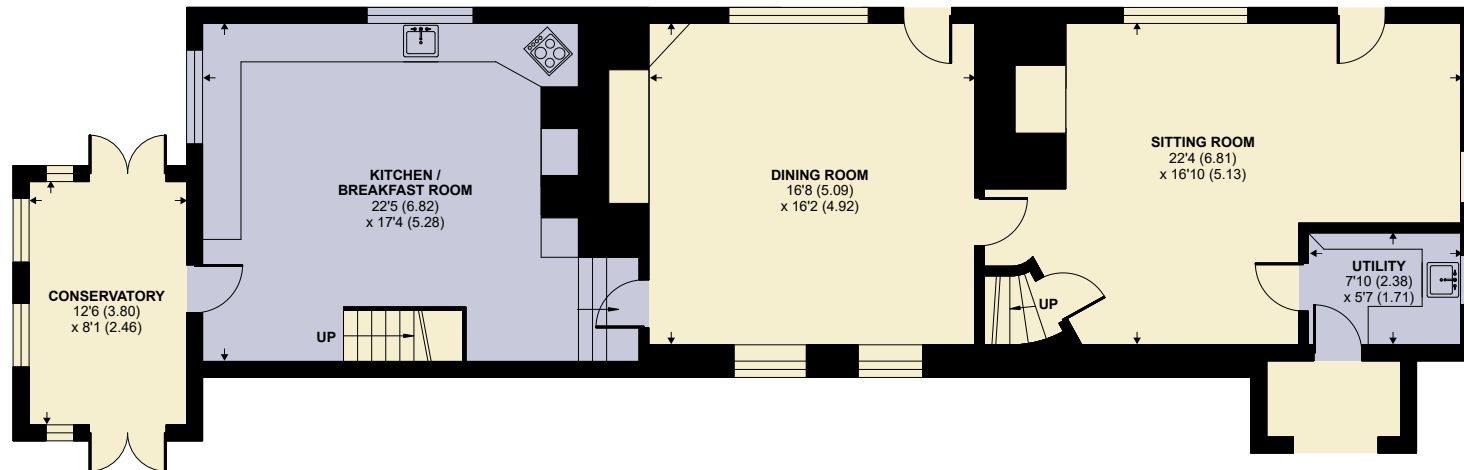
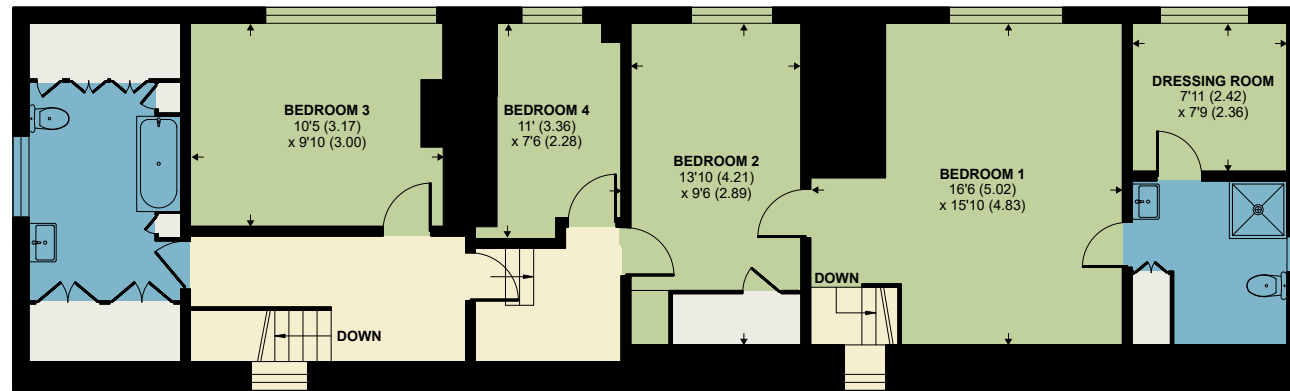
Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



# Farway, Colyton

Approximate Area = 2309 sq ft / 214.5 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). © nacheom 2025. Produced for Symonds & Sampson. REF: 1269871



AX/ACG/0525



01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Trinity Square  
Axminster EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT



Symonds  
& Sampson

