

A photograph of a two-story stone house with a dark grey tiled roof. The house has a white-painted porch area with a small window and a door. There are several windows with dark frames. The house is surrounded by lush green trees and a garden. A small shed with a red roof is visible in the foreground. A black cat is sitting on the roof of the shed. A green wheelbarrow is in the bottom right corner. A sign on the porch reads 'The Granary'.

Symonds  
& Sampson

# The Granary

Higher Watchcombe Farm, Shute, Axminster, Devon



# The Granary

Higher Watchcombe Farm  
Shute  
Axminster  
Devon EX13 7QN

Delightful three bedroom attached barn conversion with pretty garden, parking and far reaching views over the Umborne Valley.



- Courtyard setting
- Grade II Listed
- Open plan living
- Three bedrooms
- Downstairs bathroom
- Distance countryside views
- Attractive gardens
  - Art studio

Guide Price £325,000

Freehold

Axminster Sales  
01297 33122  
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## THE PROPERTY

The Granary forms part of Higher Watchcombe Farm which was converted during the 1980s and now consists of five dwellings set around the original courtyard. The barn is attached to the Grade II Listed farmhouse and thus is listed through association. Built of stone and white washed rendered elevations this individual property offers plenty of charm and intrigue, not to mention glorious countryside views over the surrounding area and countryside beyond.

## ACCOMMODATION

The ground floor accommodation has been carefully considered and has been arranged in an open plan design to make the most of the natural light and views. There is a spacious lounge area with beamed ceiling and cottage style kitchen with tiled flooring, a selection of units with wooden work surfacing and space for appliances. There is also a useful pantry cupboard. Beyond the seating area is a small inner hallway housing the linen cupboard and electric boiler. The downstairs bathroom features a three piece suite with electric shower over the bath. To the first floor are three bedrooms, two of which have built in storage.

## OUTSIDE

The gardens are located to the front of the property and consist of a gated gravelled parking area with steps leading

to the entrance and raised terraced seating area. The gardens are lawned with a variety of mature shrubs, young trees and a timber framed studio with electric.

## SITUATION

The small rural hamlet of Watchcombe is set in a tranquil area of East Devon, within an Area of Outstanding Natural Beauty with far reaching views over the stunning countryside. The traditional market towns of Axminster and Honiton (both 6 miles) offer all the facilities one would expect, including supermarkets, independent shops, as well as recreational facilities including a sports centre and swimming pool. Both towns are located on the London Waterloo mainline railway. The small town of Colyton has a range of local amenities as well as the renowned Colyton Grammar School. To the south the Jurassic Coast World Heritage site features the popular resort of Lyme Regis with its famous Cobb and sandy beach, as well as the nearby coastal villages of Branscombe and Beer.

## DIRECTIONS

What3Words  
///ears.heartache.hinders

## SERVICES

Mains electric and water. Private drainage

Broadband : Standard available  
Mobile Network Coverage : Likely inside and outside.  
Source - Ofcom.org.uk

## LOCAL AUTHORITY

East Devon Council, Tel : 01404 515616  
Council Tax Band D

## MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea. The courtyard and shared sewerage treatment plant is shared by the five properties along with the upkeep and maintenance.



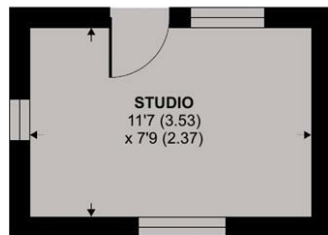
# Higher Watchcombe Farm, Shute, Axminster

Approximate Area = 822 sq ft / 76.3 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 912 sq ft / 84.6 sq m

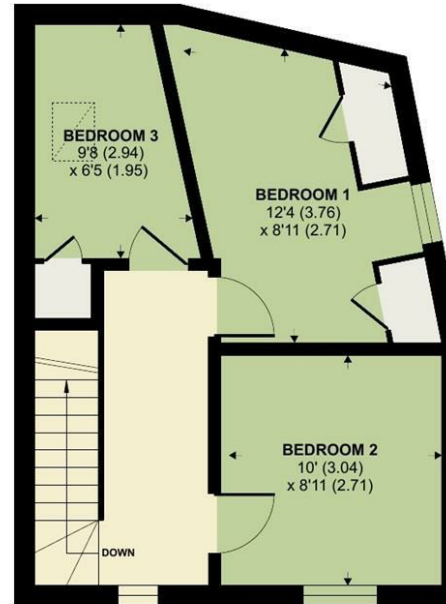
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1287424



Axm/RS/9.5.25



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