

An aerial photograph of Stoneshelves Farm. In the foreground, a large, modern barn with a dark corrugated metal roof and white lower walls sits on a gravel area. Next to it is a smaller, older stone building with a grey roof and a white door. A dirt road or driveway curves around these buildings. In the background, there are rolling green fields, some with cows grazing, and a dense line of trees on a hillside. The sky is overcast with grey clouds.

Symonds
& Sampson

Stoneshelves Farm

Yarcombe, Honiton, Devon

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Yarcombe
Honiton
Devon EX14 9LS

Period cottage for renovation with stunning views over the Yarty Valley with scope for enlargement, modern barn/workshop and grounds in the region of 4.67 acres (1.9 ha)



 4.67 acre(s)

- Partly renovated cottage
- 41ft modern barn/workshop
- Sizeable yard with hardstanding
 - Glorious southerly views
- Former piggery & tin garage
 - Sewage treatment plant
- Fantastic opportunity
 - No onward chain

Guide Price **£550,000**

Freehold

Axminster Sales
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THE PROPERTY

Stoneshelves Farm is one of those properties that rarely comes to the open market and offers potential buyers untapped opportunities on a site and dwelling which really are a blank canvas. As you pull into the yard the breathtaking views across the valley and surrounding countryside become apparent. The cottage and grounds face due south and look out as far as the eye can see, with glints of the sea along the Jurassic coastline on a crystal clear day. The cottage itself is modest in size and would benefit from extending (STPP) to create a home worthy of this impressive position. General works have been carried out over the years in order to keep the property watertight as well stripping out all the fixtures and fittings along with the original staircase. The cottage has been rewired and replumbed in recent years. The principle of a replacement dwelling on a different footprint was previously established through a grant of planning permission in 2008 (08/3098/FUL) which has since expired. More recently planning permission was also obtained in 2021 (21/2633/FUL) for significant extension to the existing cottage, again this has now expired. Further details are available on the East Devon District Council Planning portal.

THE BARN/WORKSHOP

This multipurpose building, completed in 2016, is constructed of blocked and render elevations under an insulated composite roof. The main building has been divided to provide a large workshop with high level electric roller door, an office with kitchenette and shower room. Adjoining the western elevation is a generous garage with pedestrian access into the workshop.

OUTSIDE

From the roadside a gated driveway leads down to the yard and barn/workshop where you will find a large parking and turning area and

driveway leading around the barn to the attached garage. To the left of the yard is the old piggery and access down to the cottage including external access to the utility room. There is a walkway around the whole of the property and a lawned area of garden leading back up to the roadside. Beyond the house and yard there is rough pastureland which leads down to a small coppice before sloping down to the far boundary. The pasture boundaries are well established with mature tree lined hedges. Beyond the eastern boundary is a small area of rough land measuring 0.14 acre (0.058 ha), which is included within the sale. In all about 4.67 acre. (1.9 ha).

SITUATION

Stoneshelves Farm is nestled on the southern hillside of Yarcombe, set back from the roadside in the Blackdown Hills, an area of outstanding natural beauty. This historic village occupies a semi-rural location close to the Devon/Somerset border and is surrounded by countryside, which offers several notable footpaths and bridleways. The village has two churches and an active community which is centred around the village hall. Access to the A303 can be found just 2 miles to the west. The nearby towns of Chard (6 miles) and Honiton (8 miles) offer a good range of day to day facilities, national and independent retailers, as well as many social and leisure facilities. Taunton, the county town of Somerset can be found 12 miles to the north. The Jurassic Coast World Heritage Site and resort of Lyme Regis, which boasts its famous cobb, harbour and sandy beach is 15 miles away. Whilst surrounded by beautiful and unspoilt countryside the property is readily accessible by both road and rail. There is access to the M3 and M5 motorways via the A30/A303 dual carriageway. Axminster offers a mainline railway service to London Waterloo and at Taunton there is a fast service to London Paddington.

SPORTING

Racing at Taunton or Exeter. Golf at Honiton, Chard or Lyme Regis. Sailing on the coast at Seaton or Lyme Regis. Various leisure facilities and sports clubs can be found at Axminster, Chard and Honiton.

EDUCATION

Primary schooling at Stockland. State secondary schools at Axminster, Chard and Honiton. The well regarded Colyton Grammar School is 12 miles. Independent schools in the area include Chard Prep School, Wellington School and the Taunton Schools.

DIRECTIONS

What3Words

///chainsaw.science.smashes

SERVICES

Mains electric. Private water and drainage.

Broadband : Ultrafast available

Mobile Network Coverage : Limited indoors, likely outdoors.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council, Tel : 01404 515616

Council Tax Band : A

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea. The sale is subject to grant of probate which has been applied for. The private sewage system has been upgraded to a treatment plant and the current private water supply is spring fed on the opposite side of the road and is solely connected to Stoneshelves Farm. A water treatment test has been completed.



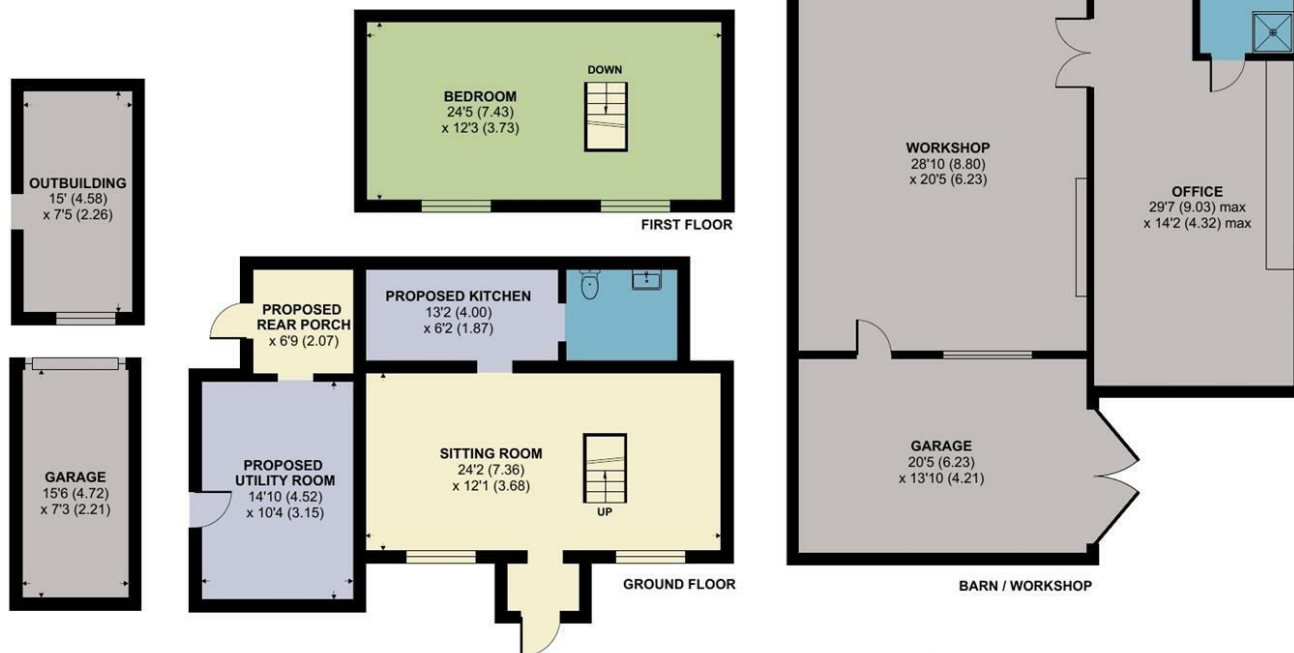


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++	A		
A+	B		
A	C		
B	D		
C	E		
D	F		
E	G		
F	H		
G	I		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

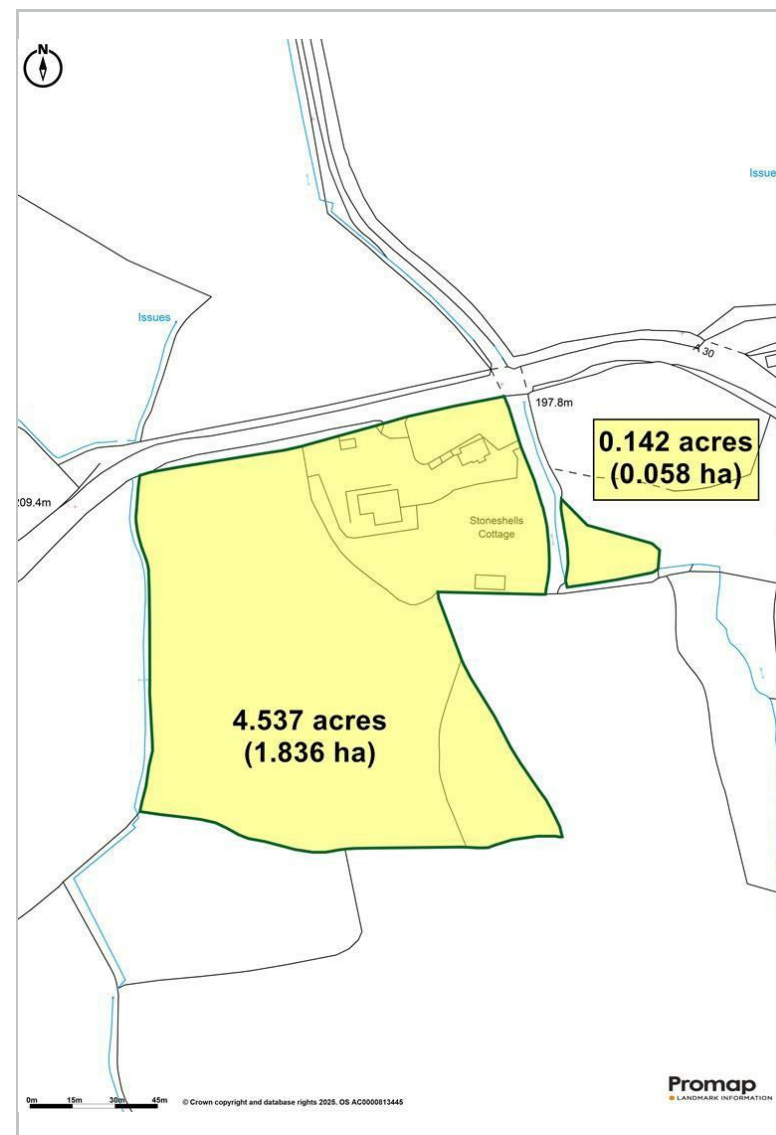
Yarcombe, Honiton

Approximate Area = 958 sq ft / 89 sq m
Garage = 112 sq ft / 10.4 sq m
Outbuilding = 111 sq ft / 10.3 sq m
Barn / Workshop = 1342 sq ft / 124.6 sq m
Total = 2523 sq ft / 234.3 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1300647



Axm/RS/5.6.25



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