

An aerial photograph of a large, two-story stone house with a red-tiled roof, situated in a rural setting. The house is surrounded by a large, open field and a dense line of trees. A swimming pool is visible in the foreground, and a gravel driveway leads to the house. The background shows rolling hills and more trees under a blue sky with scattered clouds.

Symonds
& Sampson

Haye Farm House

Musbury, Axminster, Devon

Haye Farm

Musbury

Axminster

Devon

Devon EX13 8ST

An attractive country property with a four bedroom modern house set in unspoilt countryside close to the Jurassic Coast. Mature gardens with an orchard, double garage, stables and farm building with pretty pastureland. In all about 20.65 acres (8.36 ha).



- Spacious, 4 bedroom detached house
- Ideal equestrian property or small holding
 - Surrounded by unspoilt countryside
- Located in small hamlet close to the coast
- Adaptable outbuildings, stables and generous parking area
- Mature garden with kitchen garden and orchard
 - Pastureland with areas of coppice
 - In all about 20.65 acres (8.36 ha).

Guide Price £975,000

Freehold

Axminster Agricultural
01297 33122



SITUATION

Haye Farm House is located in an elevated, but sheltered position on the flanks of the Axe Valley in the East Devon National Landscape (formerly AONB). Nearby Musbury (1.5 miles) has an active community with an inn, petrol station with shop/Post Office, village hall and primary school. The pretty village of Axmouth with its popular pubs and historic harbour on the Jurassic Coast World Heritage site is just over 2 miles away. The property is equidistant from Lyme Regis and Axminster both 6 miles away. Lyme Regis, with its famous Cobb and sand beach provides a range of independent shops and restaurants, while Axminster is a bustling market town with supermarkets and recreational facilities including a sports centre with swimming pool. There are good transport connections locally including a mainline railway station at Axminster and good road connections both east and west with the A30/A303. The Cathedral and University city of Exeter (24 miles) with its excellent shopping, theatres, international airport and access to the M5 is easily accessible by rail and car.

THE PROPERTY

This detached house was built in 1987 by a local builder as his private residence. It is well constructed with rendered cavity walls under a tiled roof, with double glazing throughout. The rooms are generous in proportion with both the kitchen/diner and living room being dual aspect, as they extend to the full depth of the house. The kitchen features an Aga, with both an adjacent utility and a secondary kitchen, which could be converted to a bedroom if required. The living room with a fireplace, opens into a conservatory overlooking the garden. Upstairs there are four bedrooms and a family bathroom. The property could now benefit from some modernisation. Haye Farm House is enhanced by the flexible outbuildings, productive gardens and excellent block of land, which will appeal to a range of lifestyle interests.

Please see floorplan for accommodation and measurements.



OUTSIDE

The property is approached over a driveway with access to the garage, stables and a generous parking area. The rear garden has a lawn with a water feature surrounded by a variety of plants, to the west a fenced and paved area, with a timber summer house, which surrounds a raised swimming pool. To the east there is a large kitchen garden with two greenhouses, and an orchard.

OUTBUILDINGS

Within the grounds are the following:

1. Double Garage/Workshop (10.05m x 6.10m) with electric door.
2. Block Built Stables adjoining the garage, two loose boxes (3.66m x 3.66m) opening onto a concrete yard.
3. Timber Loose Box, Fodder Store & Field Shelter.
4. Steel framed General Purpose Farm Building (18.29m x 16.15m) which could be converted into an American Barn if required.





LAND

An attractive block of pastureland including areas of copse, with far reaching views over the Axe Valley and beyond. The lower gently sloping paddocks borders a small stream. Good outriding is available close by with a network of bridleways and quiet lanes. There is secondary access to the land and farm building over Haye Lane from the A3052 (see plan). The land offers protection to this versatile rural property and will appeal to a range of lifestyle interests. In all 20.65 acres (8.36 ha)

SERVICES

Mains electric. Private water. Private drainage. Oil central heating. Solar panels on garage roof. Broadband: Standard available. Mobile Network Coverage: Likely outside. Likely inside. Source:Ofcom.org.uk

PLANNING

The property was built subject to an Agricultural Occupancy Condition, however in July 2005 a Certificate of Lawfulness was obtained for the dwelling to be used without compliance with the AOC (see EDDC planning ref: 05/1864/CPE).



MATERIAL INFORMATION

1. We cannot confirm if the private drainage system complies with current regulations.
2. Haye Farmhouse is situated in Flood Zone 1, an area with a very low probability of flooding.
3. A public bridleway continues on Haye Lane along the western boundary of the top field.
4. The private water also supplies two neighbouring properties.

SPORTING

All rights are understood to be owned and included in the



sale. Racing at Exeter or Taunton. Golf at Lyme Regis or Seaton. Sailing on the coast at Seaton or Lyme Regis.

EDUCATION

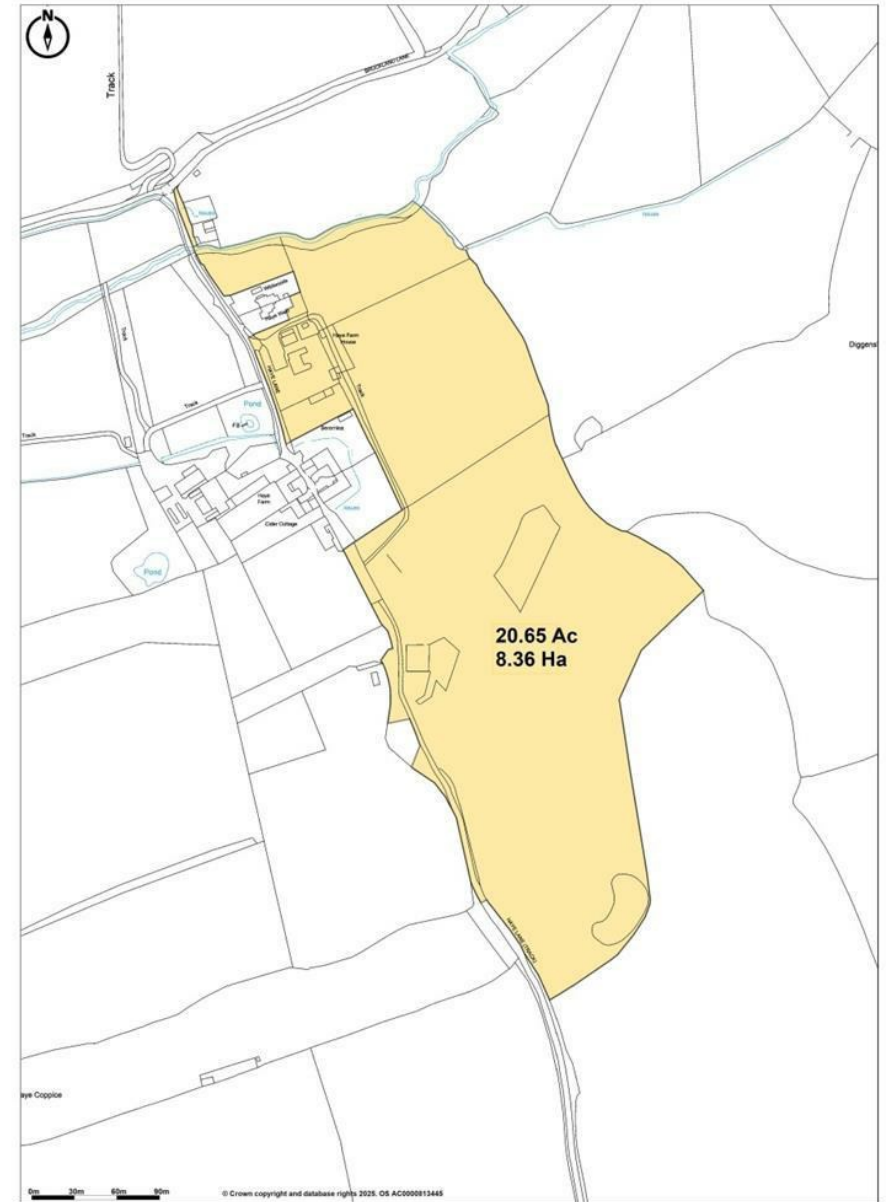
Primary schooling at Mrs Ethelston's in Uplyme. Good state secondary school at The Woodroffe School and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill at Crewkerne, Sherborne and the Exeter Schools.

LOCAL AUTHORITY

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

DIRECTIONS

What3 words ///ratio.purist.small
Proceeding on the A3052 Exeter to Lyme Regis road, cross over the river Axe beyond Colyford and continue along the main road going past Boshill Cross (left to Axminster, right to Seaton) and look out for the next turning which is after a short distance on the left, signposted "Lower Bruckland". Proceed down this lane for a mile until reaching a right hand turning into the lane signposted "Haye". Proceed down this drive passing a pair of brick cottages on the left and Haye Farm House is the next property also on the left.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:4000. Paper Size - A4

Haye Farm House, Musbury, Axminster

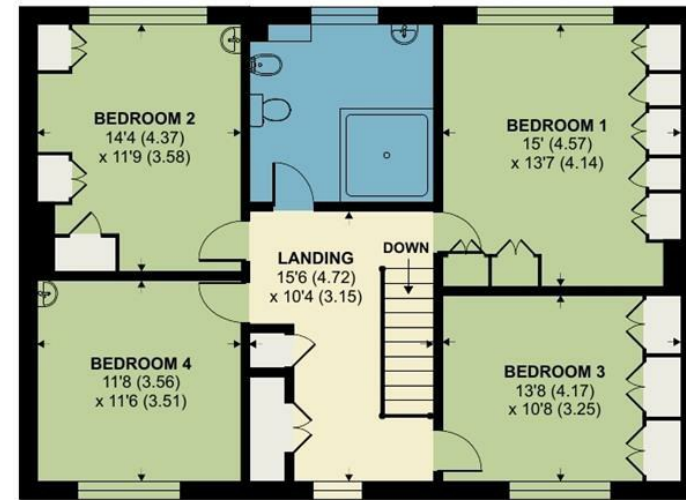
Approximate Area = 2448 sq ft / 227.4 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



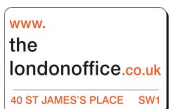
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 1000386



AxAg/ACG/May25



01297 33122

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



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