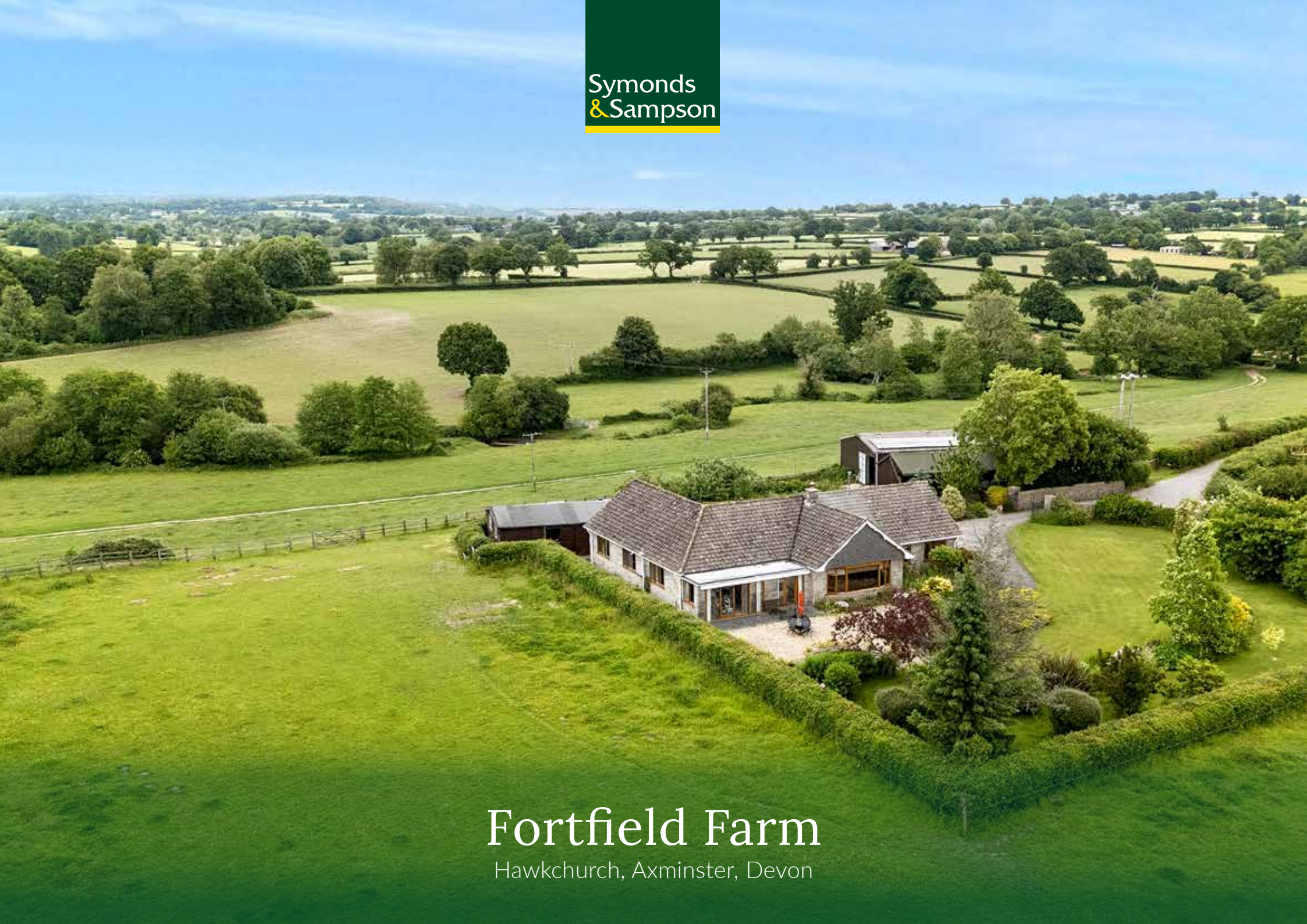
Symonds & Sampson



Fortfield Farm

Hawkchurch, Axminster, Devon

Fortfield Farm

Wadbrook, Hawkchurch, Axminster, Devon EX13 7AT

An excellent residential/livestock farm well situated in a lovely rural location close to Hawkchurch. Light and spacious three/four-bedroom bungalow with glorious views, substantial range of farm buildings, stables and ring fenced by 34.11 acres (13.80 ha) of pasture and woodland.

3 2 2

34.11 acres (13.80 ha)

- Light and spacious bungalow (potential to extend STPP)
- Lovely rural situation with glorious views
- Substantial range of modern farm buildings and stabling
- Ring fenced pasture and woodland, with good access and road frontage

Guide price £1,350,000

Freehold

For Sale by Private Treaty

Axminster
01297 33122
rwillmington@symondsandsampson.co.uk

SITUATION

Fortfield Farm enjoys a secluded rural location set between the village of Hawkchurch and hamlet of Holditch, about 3 miles to the north of Axminster close to where the borders of Devon, Somerset and Dorset meet. Hawkchurch is a popular village with a thriving community centred around a village hall, ancient church, primary school and The Old Inn public house. The farmstead's location has no immediate neighbours and benefits from quick and easy access to Axminster, Chard and the A303/M5. Axminster has a mainline railway station, on the Waterloo line (which adjoins the western boundary of the farm). The popular coastal resort of Lyme Regis is 6 miles to the south, offering an excellent range of restaurants together with swimming and fishing on the Jurassic Coast.

THE PROPERTY

A rare opportunity to acquire an attractive small residential/stock farm. Fortfield Farm comes to the open market for the first time since 1969. The Vendor and his late wife were well known in the horse breeding and farming world, having bred a number of successful racehorses. The property comprises an attractive country bungalow offering spacious and light filled rooms, well suited to entertaining. The open plan farmhouse style kitchen/diner and generous sitting room with panoramic bay window being particular features. There are currently three bedrooms, a farm office and garden room, which could be used as extra bedrooms if required. There is further scope to extend and create a chalet bungalow by converting the substantial loft (STPP).

Please see floorplan for accommodation and measurements.

OUTSIDE

A gated driveway opens to a large parking area giving access to the **double garage with separate workshop/store** (12.3 x 6 m). The bungalow sits in attractive level gardens which surround the property, they have been carefully laid out and are a major feature of the property. To the north of the bungalow is a kitchen garden and small orchard with field gateway to the level rear paddock.

FARM BUILDINGS & STABLES

Close to the bungalow with separate access via double gates from the land are: -

Timber Stableblock (15.3 x 5.3m) providing four loose boxes.

General Purpose Building (14.8 x 7.2m) a very useful secure building of steel framed construction with block walls, used by the vendors as a workshop/fodder/feed store. Solar panels are fitted to the roof, providing much of the farms electricity.

A short distance west of the main farmstead (in the lower field) are a substantial range of modern cattle buildings set around concrete yards with access over a hardcored track from Damas Lawn Bridge, they comprise: -

Steel framed **Cattle Building** (27.5 9.2m)

Steel framed **Cattle Building** (30.6 x 13.3m)

Fodder Barn with lean to's (23.5 x 8.8m overall)

Cattle handling area

THE LAND

The land lies in a ring fence with the majority being level or gently sloping, the Blackwater River bisects part of the pasture and then forms the northern boundary. The railway line adjoins to the west. We understand the name Fortfield has historic context, with the land forming a natural level plateau and there are two old WWII machine gun pillboxes in the paddock close to the farmstead. These were understood to have been built to guard the railway line and Broom Bridge. The land is fenced for cattle and offered in good heart. The southern boundary has about 11.71 acres of native woodland on a steep embankment, some of which is a SSSI. The farm has long road frontage and access at various points, it also owns a section of track north of Wadbrook Farm providing access to two cottages.

SERVICES

Main water supply. Private drainage. Main electricity. Oil fired central heating from Rayburn stove.

Broadband: Standard Broadband available. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

1. The bungalow was built in 1969. East Devon District Council have confirmed, following a formal planning enquiry dated 24th July 2025 that "based on a search of past planning information for the property in our records and other information available to us, we do not believe that Fortfield Farm is currently, or has recently been, subject to an Agricultural Occupancy Condition".
2. We have been unable to confirm if the current private drainage arrangements comply with the General Binding rules for small sewage discharge.
3. Fortfield Farm is situated in Flood Zone 1 an area with a very low probability of flooding from surface water or a river.
4. No public rights of way affect the property.

TENURE

Freehold with vacant possession upon completion.

SPORTING

All rights are owned and included in the sale. Hunting with the Cotley Harriers. Racing at Taunton, Exeter or Wincanton. Equestrian centres at Chard or Pontispool. Golf at Windwhistle. Sailing on the coast at Lyme Regis or West Bay.

EDUCATION

Primary schooling at Hawkchurch. Good state schools at Axminster, Lyme Regis or Colyton Grammar School. Independent schools locally include Chard School, Perrott Hill or Taunton School.

LOCAL AUTHORITY

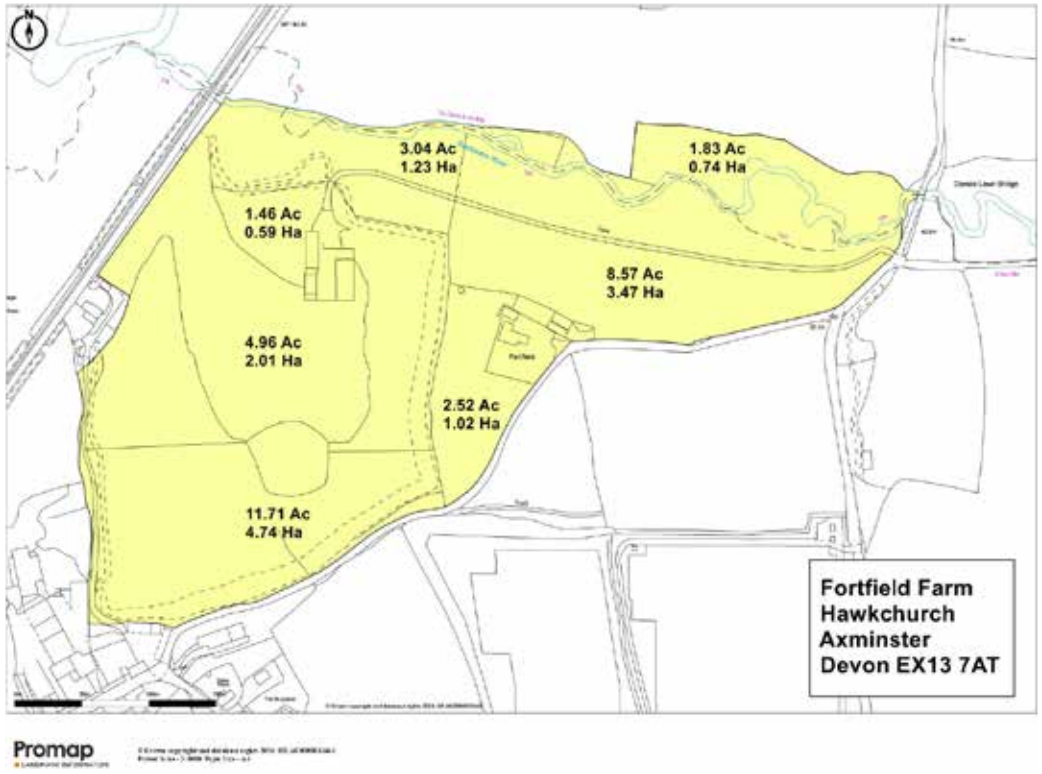
East Devon District Council. Tel: 01404 515 616. Council Tax Band: F

DIRECTIONS

From Axminster proceed north on the A358, turn right signposted Hawkchurch and Waggs Plot. Continue for 1 mile crossing the River Axe and level crossing. At Wadbrook Cross turn left signposted Thorncombe and Chard. Fortfield Farm will be on the left. What3words ///youth.tins.originate

VIEWING

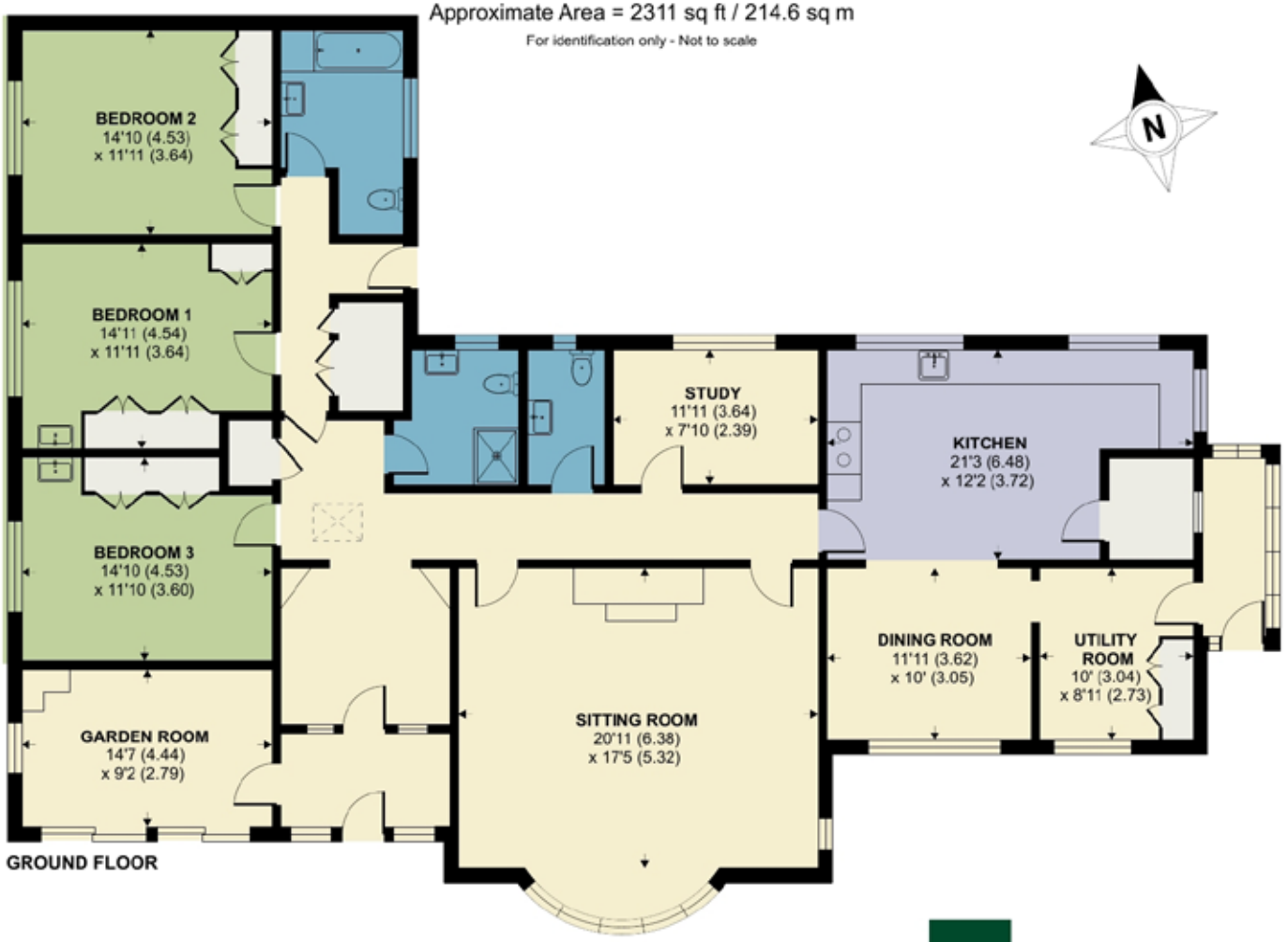
Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.



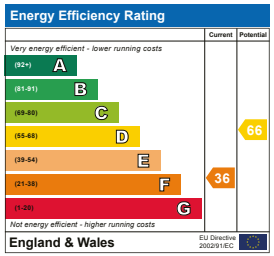
Fortfield Farm, Hawkchurch, Axminster

Approximate Area = 2311 sq ft / 214.6 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: 1327629



AX/ACG/0725

RICS Regulated by RICS

naea | propertymark PROTECTED

www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

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.

Symonds
&Sampson

Print Concern Ltd 01865 712211