

An aerial photograph of Higher Westwater Farm, showing a large stone house with a thatched roof, surrounded by lush green fields and trees. A wooden bridge crosses a stream in the foreground. In the background, there are rolling hills, a small village, and several electricity pylons under a blue sky with light clouds.

Symonds
& Sampson

Higher Westwater Farm

Westwater, Axminster, Devon

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Westwater, Axminster,
Devon EX13 7JD

A fine farmhouse listed Grade II, beautifully presented and currently divided into two dwellings, one used as holiday accommodation, set in a tranquil rural location. A range of adaptable traditional farm buildings in excellent condition.

Protected by 11.32 acres (4.58 ha) of pastureland with frontage to the pretty River Yarty.



11.32 acres (4.58 ha)

- Charming period house with separate cottage
- Ideal rural retreat surrounded by unspoilt countryside
 - Excellent condition throughout
 - Easy to maintain gardens
 - Adaptable traditional barns
 - Pastureland and river frontage
 - Conservation and ecological appeal

Freehold

For Sale by Private Treaty

Axminster
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SITUATION

Higher Westwater Farm is nestled in the Yarty valley, close to the market town of Axminster, in the Blackdown Hills National Landscape (AONB). This historic farmstead is located at the end of a no-through road with no immediate neighbours. The market town of Axminster (1.6 miles) provides a good range of day-to-day amenities including a range of independent shops, cafes, sports centre, swimming pool and weekly produce market, as well as a mainline railway station on the London Waterloo line. To the south, the Jurassic Coast World Heritage site features the popular resort of Lyme Regis (7 miles) with its famous Cobb and sandy beach. There are good road connections

with the A35 giving access to the coast and the A30/A303 with its links to London and the South East. The Cathedral city of Exeter (25 miles) is easily accessible with its excellent shopping, university and recreational opportunities, as well as a main line rail link to London Paddington, international airport and M5 access.

THE PROPERTY

Higher Westwater Farm and the surrounding land belonged to the nearby wealthy Cistercian Newenham Abbey, founded in 1246, until its dissolution by Henry VIII. Then the manor of Axminster was purchased by the Duke of Norfolk, before the Petre family acquired it at the beginning of the 17th century. The farmstead is set close





to a ford and a Victorian weir constructed to supply the water meadows. This quintessential Devon farmhouse, listed Grade II, dates back to the sixteenth century, and is constructed of local stone under a mainly thatched roof. The original dwelling has been extended with two rear wings a century or so later and re-modelled over time to create a generous home. The house has been the subject of an exacting scheme of restoration and improvement during our clients' ownership. The use of natural materials such as solid wood and limestone floors compliment original features such as stone fireplaces, beams and window seats. At the heart of both the main house and the holiday rental are spacious, light-filled kitchens with space for dining and opening onto the gardens. All the bathrooms have been newly appointed and the farm is ready to move into. This charming country residence could appeal to potential buyers either seeking an income or suit multi-generational living. The traditional buildings are in excellent condition and offer further scope for conversion/alternative uses,, subject to planning permission. The pastureland creates the opportunity for a smallholding or equine property.

Please see floorplan for accommodation and measurements.

OUTSIDE

The drive approaches from the no-through lane to a large parking area with access to the barns and steps down the farmhouse. To the front of the house is a small walled garden leading to the two front doors, with an area of lawn over the lane. Higher Westwater Farm is surrounded by mature gardens which provide a private setting gently blending into the surrounding countryside. The largely informal gardens are mainly laid to lawn with a variety of shrubs and flowering plants, there are two private terraced areas from which to enjoy the views.

THE HOLIDAY COTTAGE

The adjacent cottage is a beautifully appointed three bedroom, three bathroom holiday rental with a large open plan kitchen/diner and characterful sitting room at the eastern end of the farmhouse. This has been successfully rented for holidays and short breaks with



a proven income stream and complimentary reviews. (See www.cottages.com and enter KBBE as the destination for further information.)

OUTBUILDINGS

Set in an elevated position to the north of the farmhouse set around two courtyards are:

1. Stone **Cider Barn** (17.65m x 5.30m) under a tiled roof containing water filtration, a Games Room and parking for the rental cottage.
2. Block and brick **Old Dairy** (24.53m x 9.86m) built in the 1950's providing general/machinery storage.
3. **Lean-to Piggery** (7.52m x 3.76m).
4. Stone **Wagon Shed** (9.14m x 6.10m) under a tiled roof

providing garaging.

5. Two storey stone **Traditional Stables** (17.00m x 5.66m) under a tiled roof with solar panels on the roof. Suitable for conversion subject to planning permission.
6. L- shaped **Calf Pens** (15.03m x 5.77m and 5.99m x 4.44m)
7. Metal **Dutch Barn** (11.63m x 7.21m) with GI roof for fodder storage.

THE LAND

The farmstead is well-protected by the block of pretty pastureland. The River Yarty forms the south west boundary, providing a haven for wildlife including kingfishers and otters, the salmon ladder at the far corner

allows Brown Trout and Sea Trout to move upriver to spawn. The land provides considerable conservation and amenity appeal to the property, with a small wildlife pond close to the garden. In all 11.32 acres (4.58 ha).

SERVICES

Main electricity. Private water. Private drainage (treatment plant). Oil fired central heating. (Downstairs underfloor heating, upstairs radiators). Solar panels with battery storage facility. Broadband: The sellers are currently using Three Network with estimated download speeds of 60 Mbps. There is mobile coverage in the area, please refer to Ofcom's website for more details.





TENURE

Freehold with vacant possession upon completion.

MATERIAL INFORMATION

1. Higher Westwater Farm is situated in Flood Zone 1, an area with a very low probability of flooding.
2. A public footpath crossed the field to the south of the farmstead.

SPORTING

All rights are owned and included in the sale, with the exception of the fishing rights. Hunting with the Cotley Harriers. Racing at Taunton or Exeter. Golf at Axe Cliff, Seaton or Honiton. Sailing on the coast at Lyme Regis or Seaton.

EDUCATION

Good primary schooling at Membury. Good State secondary schools at Axminster and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools.

LOCAL AUTHORITY

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





DIRECTIONS

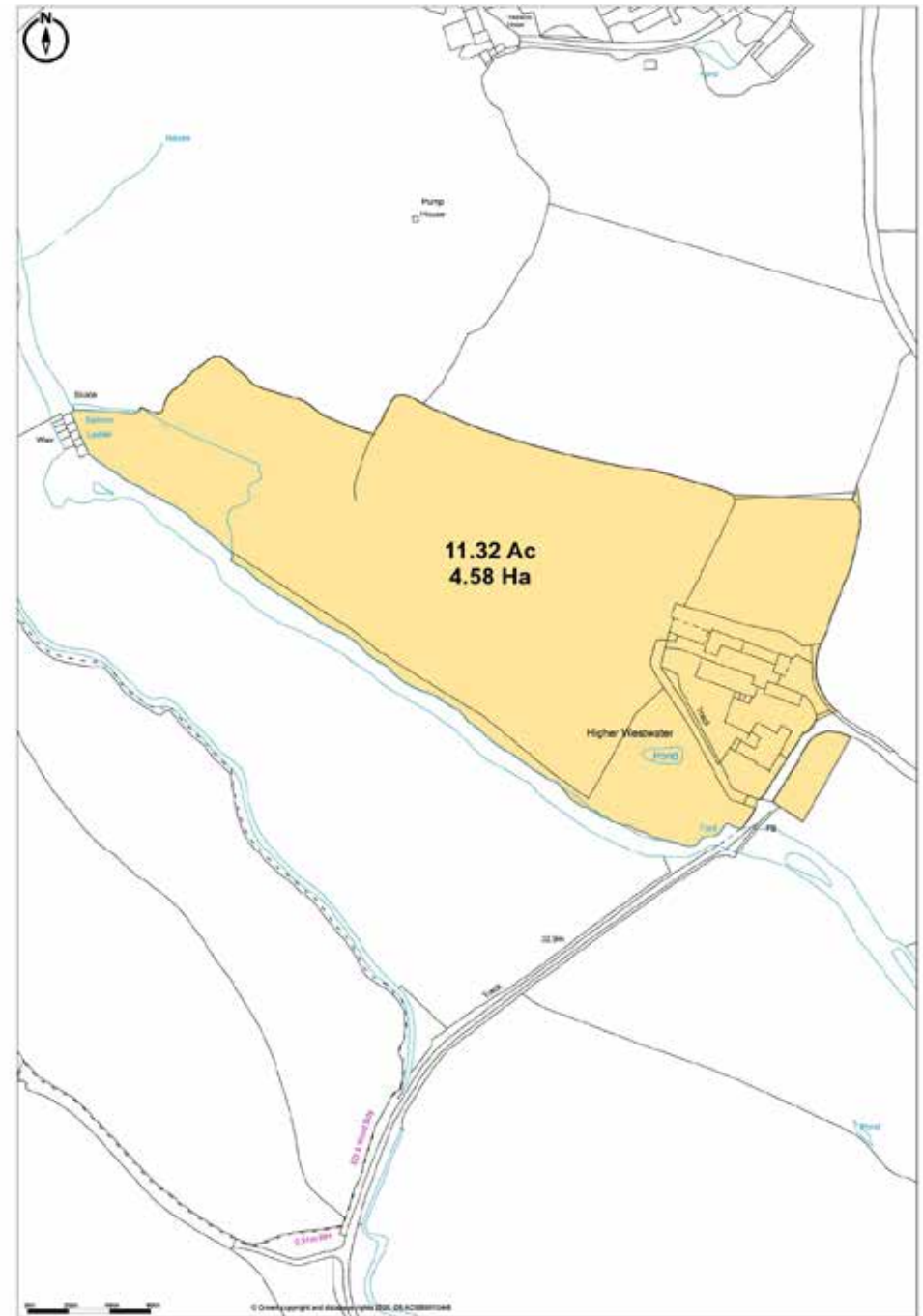
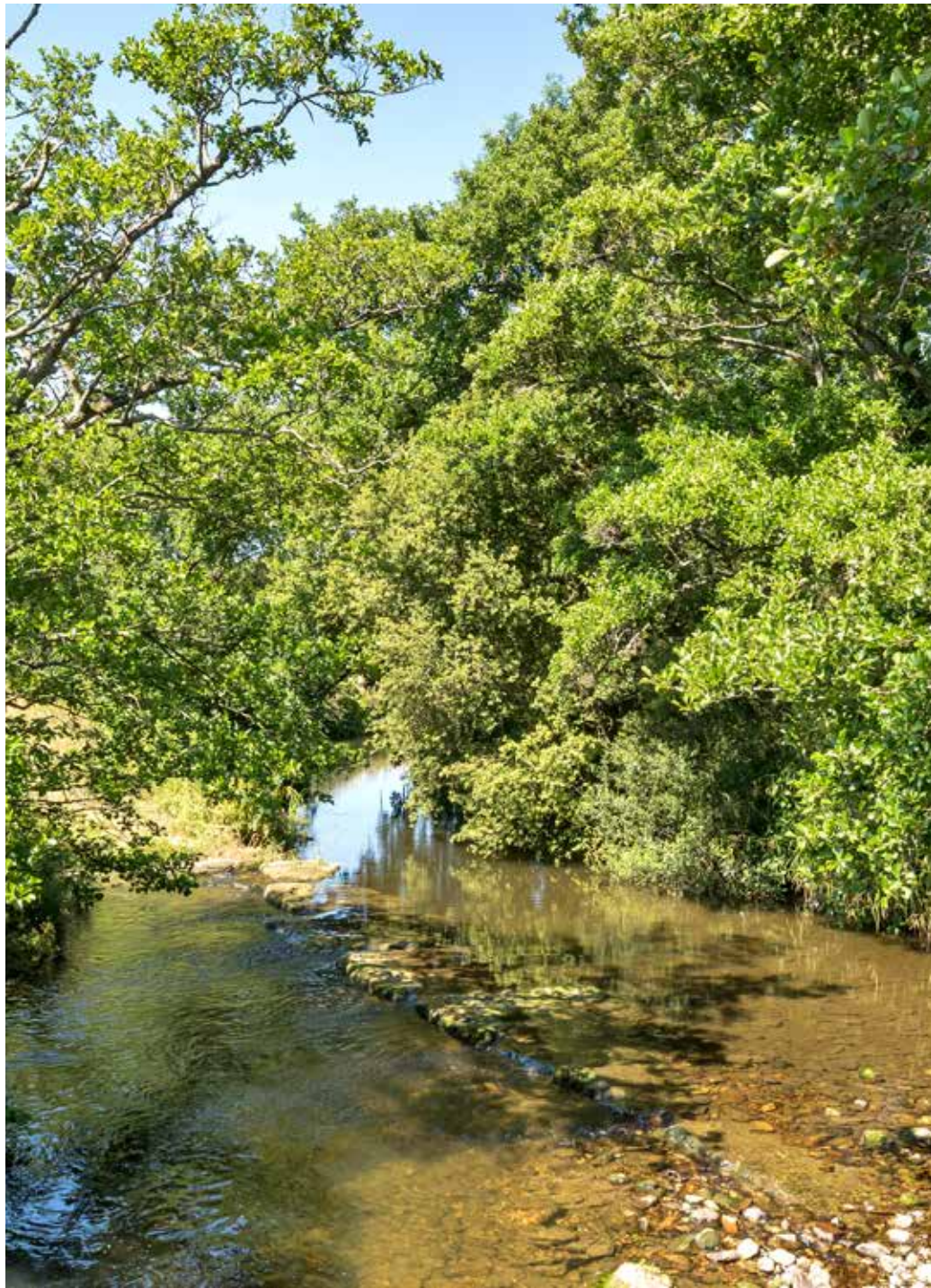
What3words [///partner.searcher.bombshell](https://www.what3words.com/)
 From Honiton proceed towards Axminster on the A35. After passing through Kilminster take the first left signed Axminster on the B3261. After a short distance take the left turning into Hunthay Lane, (signposted Membury). After about a mile bear left at the junction and then almost immediately turn left signposted Westwater. After 0.8 of a mile, turn left to Higher Westwater Farm.

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.







Westwater, Axminster

Approximate Area = 5123 sq ft / 475.9 sq m

Outbuilding(s) = 9122 sq ft / 847.4 sq m

Total = 14245 sq ft / 1323.3 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). © nrichcom 2025. Produced for Symonds & Sampson. REF: 1325868



AX/ACG/0725



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