



New House Farm

Holditch, Near Thorncombe, West Dorset

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West Dorset TA20 4NN

A gloriously situated residential farm, enjoying a private, tranquil position at the end of a long drive surrounded by the rolling West Dorset countryside, where Dorset, Devon and Somerset meet. Charming 4 bedroom Georgian house listed Grade II with 3 bedroom annexe set in mature gardens. Flexible outbuildings. Surrounded by pretty pastureland and frontage to the Blackwater River.



 29.28 acres (11.85 ha)

- Historic farmhouse with fine rural views
 - Exceptional secluded setting
 - Detached annexe
 - Range of adaptable outbuildings
- Attractive mature gardens with pond
- Rural retreat with conservation appeal
- Ideal small holding or equestrian property
- Ring fenced by 29.28 acres (11.85 ha) of pastureland with river frontage

Freehold

For Sale by Private Treaty

Axminster
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SITUATION

New House Farm is nestled in a hidden valley, tucked away at the end of a long drive, creating a true retreat from the bustle of modern life. With no immediate neighbours, this tranquil farmstead is surrounded by the unspoilt Dorset National Landscape (AONB). The property is located on the fringes of the hamlet of Holditch, which was originally part of Holditch Manor and its 200 acre deer park licensed in 1397 by Richard II. The Old Inn Pub and village of Hawkchurch is a short walk away (0.60 of a mile) over the fields. Close by is the pretty village of Thorncombe (3 miles) with a community shop, church, village hall, primary school, garage and sports/social club. The bustling market town of Axminster (4.5 miles) offers all the amenities one would expect, with a choice of supermarkets, medical centre, sports centre, swimming pool and a mainline train station. Within easy reach, the Jurassic Coast World Heritage Site and popular resort of Lyme Regis with its famous Cobb and sand beach, provides a range of independent shops and restaurants, as well as offering excellent opportunities for walking, fishing and swimming. The property is readily accessible by both road and rail, with access to the A30/A303 and the A35 coast road. Taunton, with more shopping, sporting and cultural facilities, as well as access to the M5, is an easy commute.

THE PROPERTY

This charming Georgian farmhouse is largely constructed of rendered local stone under a thatched roof. It has been sympathetically restored to create a welcoming and light filled home, whilst retaining original features such as period fireplaces, architraves and flagstone floors. Downstairs the country style kitchen/breakfast room has an Aga, space for dining, and a stable door opens onto the garden. The adjoining drawing room has classical proportions with two fireplaces and windows fitted with shutters. Upstairs features four bedrooms. Many of the rooms have bucolic views over the gardens to the open countryside beyond. The surrounding land offers protection to this versatile property, which is a haven for wildlife, and will appeal to a range of lifestyle interests; whether as a small holding or equestrian property with excellent outriding on the doorstep.

Please see floorplan for accommodation and measurements.





OUTSIDE

The property is approached over a well-maintained track flanked on both sides by fields. On arriving at the farmstead there is ample parking space and access to the outbuildings. To the front of the house is a level garden with a hah, overlooking the meadow with a stream running through. Behind the house is a kitchen garden with raised beds. The surrounding mature gardens and pond provide a tranquil setting, subtly blending into the surrounding countryside.

ANNEXE

This adaptable, detached block built building contains a reception area, three bedrooms and a shower room.

Please see floorplan for accommodation and measurements.

OUTBUILDINGS

Within the grounds are the following:

1. Stone Barn (8.60m x 5.20m) with brick quoins under a pantile roof, attached to annexe.
2. Timber & GI Garage (5.44m x 5.24m).
3. Run of timber & GI Stores (19.80m x 4.50m).
4. General Purpose Barn (4.40m x 2.76m) with attached carport. Recently constructed with power and light, concrete floor and secure workshop. Would make stabling if required.

THE LAND

Contained within a ring fence and set largely to the south and northeast of the farmstead is a block of gently sloping

permanent pastureland bordered by the Blackwater River, a tributary of the River Axe. The land is sheltered, with mature trees, hedgerows and well-fenced for livestock. There is conservation and ecological appeal with a variety of habitats and a profusion of wildflowers in season. In all 29.28 acres (11.85 ha).

SERVICES

Mains electric. Private water. Private drainage. Oil-fired central heating. Broadband: Ultrafast available. Mobile Network Coverage: Likely outside. Limited inside.

Source:Ofcome.org.uk

MATERIAL INFORMATION

1. New House Farm is situated in Flood Zone 1, an area with a low probability of flooding.
2. A public bridleway runs along the farm track offering outriding directly from the property. A public footpath crosses to the north of the house but is rarely used. There is a pending application to divert this footpath.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton, golf at Lyme Regis or Axe Cliff, Seaton. Sailing on the coast at Lyme Regis or West Bay.

LOCAL AUTHORITY

West Dorset District Council, Tel. 01305 251010. Council Tax Band D.

DESIGNATIONS

New House Farm is located in the Dorset National Landscape. The farm is not located in the Nitrate Vulnerable Zone (NVZ) and has no Sites of Special Scientific Interest (SSSI).

DIRECTIONS

What3words ///keep.dormant.truffles

From Axminster take the A358 north towards Chard. At Tytherleigh turn right into Broom Lane, continue over the level crossing and take the third right turning signposted Holditch Court and New House Farm. As Holditch Court comes into full view, bear right through the farmyard, New House Farm's driveway winds down to the property.

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.



New House Farm, Holditch, Chard

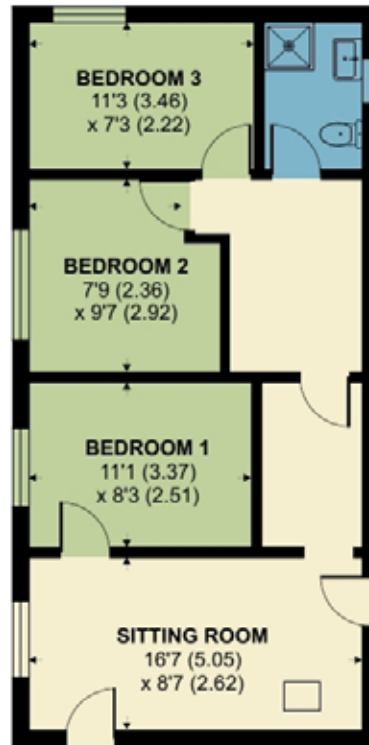


Approximate Area = 1976 sq ft / 183.5 sq m

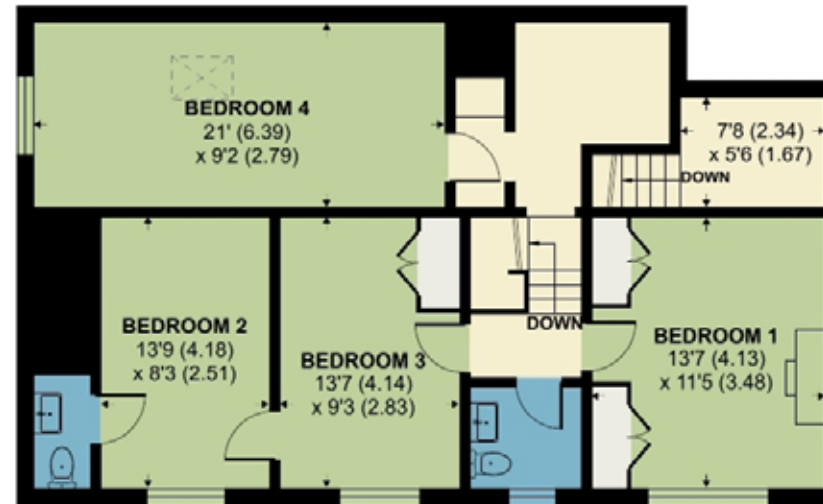
Annexe = 582 sq ft / 54 sq m

Total = 2558 sq ft / 237.6 sq m

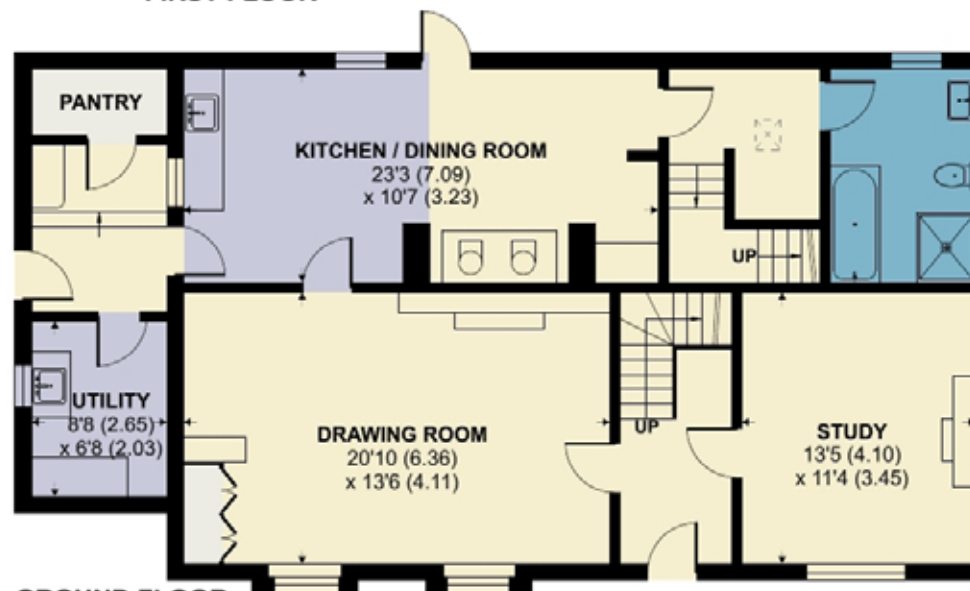
For identification only - Not to scale



ANNEXE



FIRST FLOOR

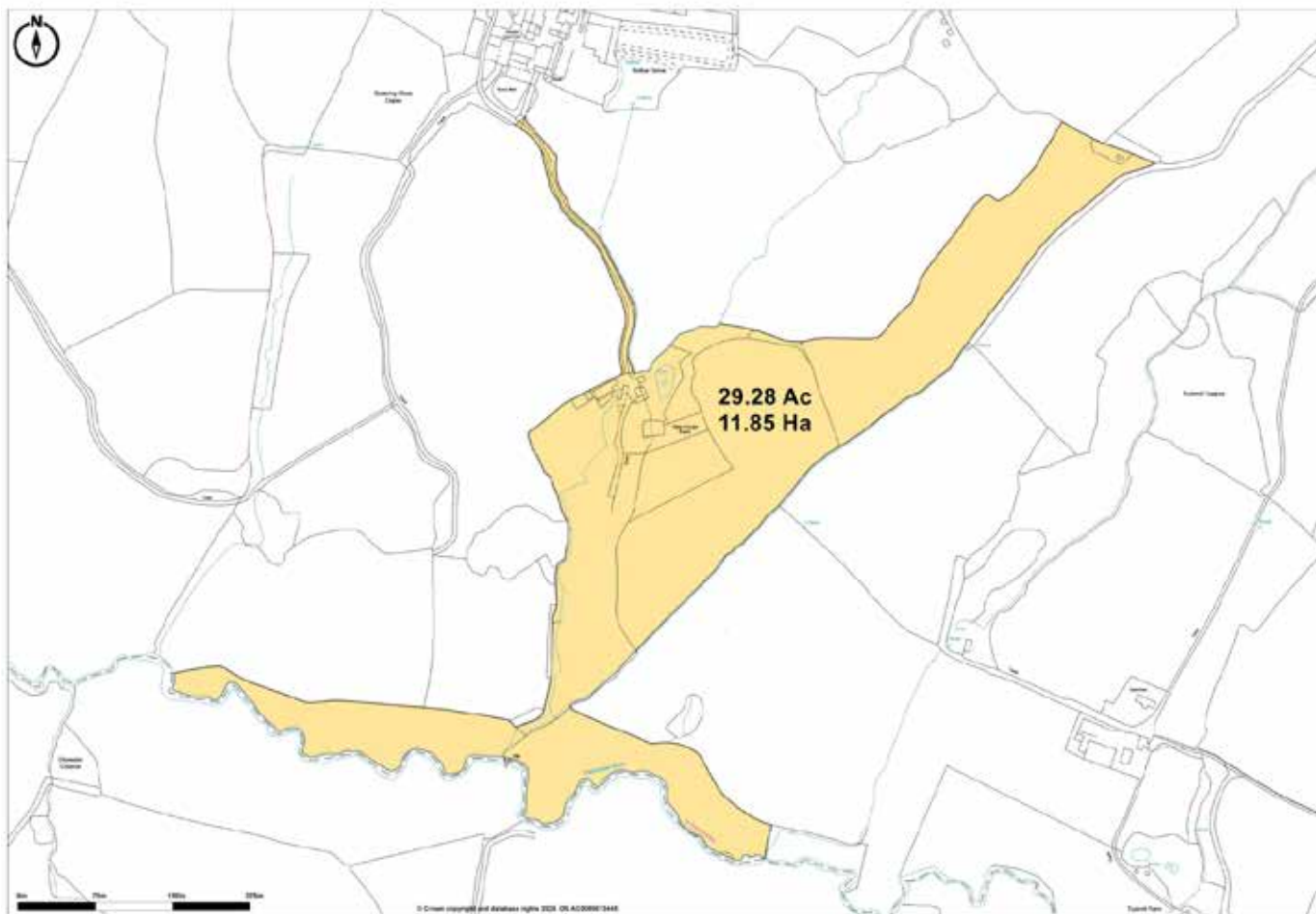


GROUND FLOOR



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: 1249297





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LANDMARK INFORMATION

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