

# Townsend Farmhouse, Stockland, Devon

---





An **historic 13th century** farmhouse with converted outbuildings set in about three acres on the edge of a pretty village.

### Summary of accommodation

#### Townsend Farmhouse

**Ground Floor:** Porch | Rear porch | Hall | Sitting room | Dining room | Snug | Kitchen/breakfast room | Utility room | Boot room | Boiler room | Shower room | Conservatory

**First Floor:** Principal bedroom | Four further bedrooms | Two family bathrooms | Two Storerooms

#### Outside

**Converted outbuilding incorporating:** Double carport and workshop | Office/gym | Kitchen | Shower room | Gardener's WC

**Converted stables/annexe incorporating:** Living room | Kitchen | Cloakroom | Double bedroom with en suite bath and shower room

Threshing barn incorporating further attached two storey barn | Cart barn providing tandem garaging for three cars | Wood store | Parking | Garden incorporating separate Mediterranean garden | Meadow | Orchard | Woodland copse

In all about 2.78 acres

#### Distances

A30 3 miles, A35 5 miles, Honiton 7 miles (Exeter 23 minutes and Waterloo 3 hours), Axminster 9.5 miles, Seaton Beach 13 miles

Exeter Airport 19 miles (London City Airport 1 hour), Exeter city centre 23.5 miles

(All distances and times are approximate)



**Knight Frank Exeter**  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Florence Biss**  
01392 423111  
[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)

**Knight Frank Country Department**  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Sarah Brown**  
020 7590 2451  
[sarah.ka.brown@knightfrank.com](mailto:sarah.ka.brown@knightfrank.com)



## Location

Townsend Farmhouse is situated on the edge of the small village of Stockland, which is surrounded by beautiful, completely unspoilt countryside within the Blackdown Hills Area of Outstanding Natural Beauty. Despite its small size the village is a thriving community with a parish church, village hall, primary school and the highly rated, community owned King's Arms Inn, which is only a three minute walk from the house. It is also conveniently close to the lively market town of Honiton, which has a wide variety of shops and a thrice-weekly market along with a range of local businesses, including GP, dental and veterinary surgeries. Local transport links are good too.

The A30, A35 and M5 are all within easy reach and Honiton station provides direct rail services to Exeter (23 minutes) and Waterloo (3 hours). Exeter Airport offers a daily return service to London City Airport (1 hour) along with flights to a variety of UK and international destinations.

There are several accessible independent schools including Exeter School, Maynard's and the Cathedral School in Exeter and Blundell's School in Tiverton.



## Townsend Farmhouse

Townsend Farmhouse has a lovely, private position on the northern edge of the village that overlooks and backs onto completely unspoilt Devon countryside formed by the River Yarty flowing off the Blackdown Hills.

The house and its outbuildings are hidden from the passing village lane behind a tall hedge line with both the house and guest annexe looking southwest towards an idyllic rural landscape that drops gradually away down to the river. Built in 1250 during the reign of King Henry III, Townsend Farmhouse is steeped in architectural history and unsurprisingly is listed along with one of its attendant barns (Grade II\* and Grade II respectively).

The house today forms an L-shape with walls of partly rendered local stone under a thatched roof with hipped and gabled ends. The exterior has huge character with a mix of stone mullion and timber-framed windows, front and rear open porches and a roof of local combed wheat reed, known as Devon reed, the underside of which is said to be smoke blackened in places from the smoke of the house's open fire before chimneys were installed. The inside abounds with original architectural fittings too including impressive inglenook fireplaces, chamfered ceiling beams, exposed roofing and wall timbers, window seats and section of plank and muntin screening adorning the through-passage connecting the front and rear porches.



The ground floor has three characterful and good-sized reception rooms plus a gorgeous farmhouse kitchen with a beamed ceiling, flagstone floor and a four-oven AGA inset in a wide inglenook fireplace. There are two staircases to the first floor.

The main staircase leads up to a central landing, off which are three bedrooms plus a large family bathroom. The secondary staircase leads up to two further bedrooms, which share a further bathroom. The two sides of the first storey are connected via a door between the principal bedroom and Bedroom three should through access be needed.



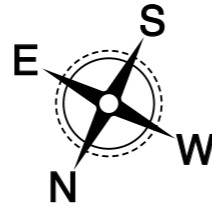
# Townsend Farmhouse

Approximate Gross Internal Floor Area  
303.8 sq m, 3269 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Guest Annexe and Outbuildings

Townsend Farmhouse has an attractive group of attendant outbuildings. Closest to the farmhouse itself is a fine Grade II listed, stone-built threshing barn, which originally would have been roofed with thatch but is now roofed with corrugated iron. The main part of the barn has a threshing floor on two levels with double doors on one gable end. The other end has two storeys.

Beyond are two further outbuildings converted in 2014 to an extremely high standard. The first and closest to the house incorporates an office/gym at one end with a kitchen, shower room and gardener's WC at the other, with a two-bay carport with integral workshop area between them.

The second is a former range of stables that now serves as a guest annexe (with potential for use as AirBnB holiday accommodation). This, like the main house, has immense character and consists of a living room, fully fitted kitchen, separate cloakroom and a good-sized double bedroom with en suite bath and shower room.

There is current planning permission granted to convert the Dutch barn into a three bedroom holiday let. Please visit: <https://planning.eastdevon.gov.uk>

Reference: 13/2140/FUL

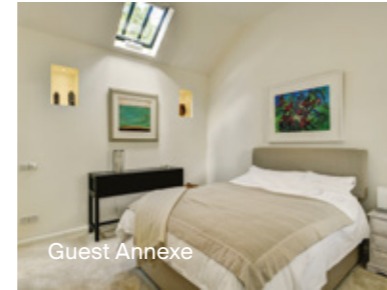




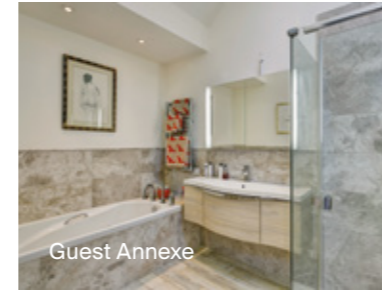
Guest Annexe



Guest Annexe



Guest Annexe



Guest Annexe



Outbuilding



Outbuilding

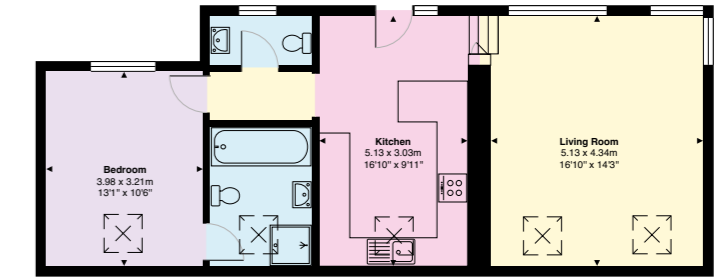
## Stables and Outbuildings

Approximate Gross Internal Floor Area

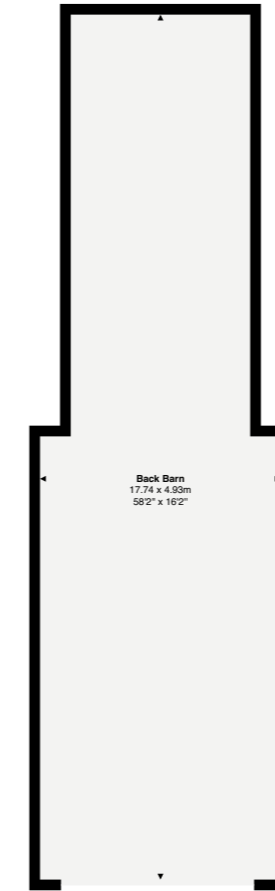
Stables: 65.2 sq m, 701 sq ft

Outbuildings: 324 sq m, 3486 sq ft

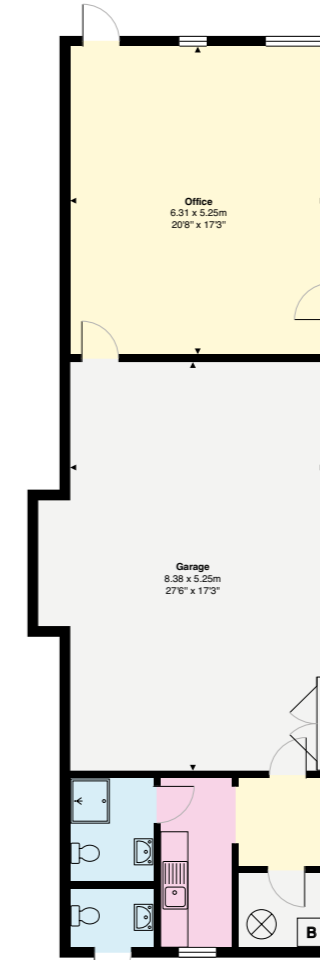
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



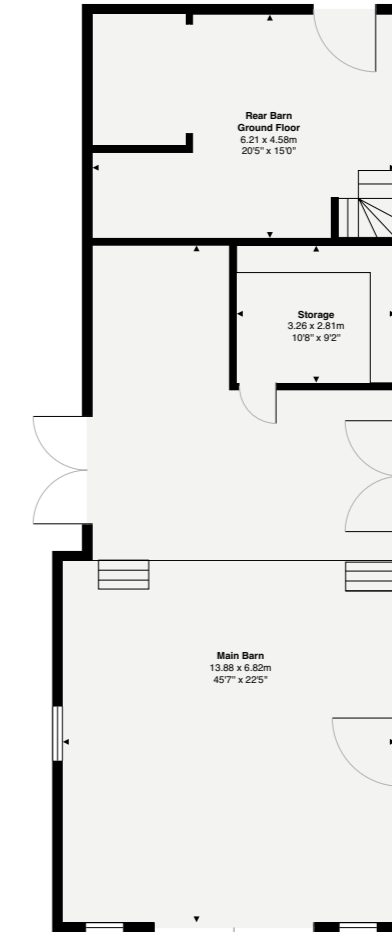
Stables  
Area: 65.2 m<sup>2</sup> ... 701 ft<sup>2</sup>



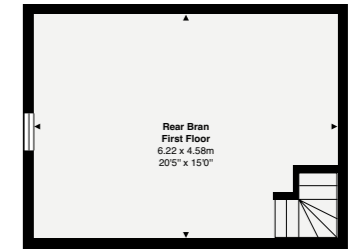
Back Barn  
17.74 x 4.93m  
58'2" x 16'2"  
Area: 76.7 m<sup>2</sup> ... 825 ft<sup>2</sup>



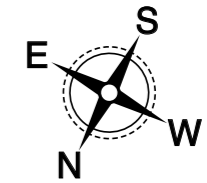
Office  
6.31 x 5.25m  
20'8" x 17'3"  
Garage  
8.38 x 5.25m  
27'6" x 17'3"  
Area: 98.6 m<sup>2</sup> ... 1061 ft<sup>2</sup>



Rear Barn  
Ground Floor  
6.21 x 4.58m  
20'5" x 15'0"  
Storage  
3.25 x 2.81m  
10'8" x 9'2"  
Area: 28.5 m<sup>2</sup> ... 306 ft<sup>2</sup>



Rear Barn  
First Floor  
6.22 x 4.58m  
20'5" x 15'0"  
Area: 28.5 m<sup>2</sup> ... 306 ft<sup>2</sup>



## Garden and Grounds

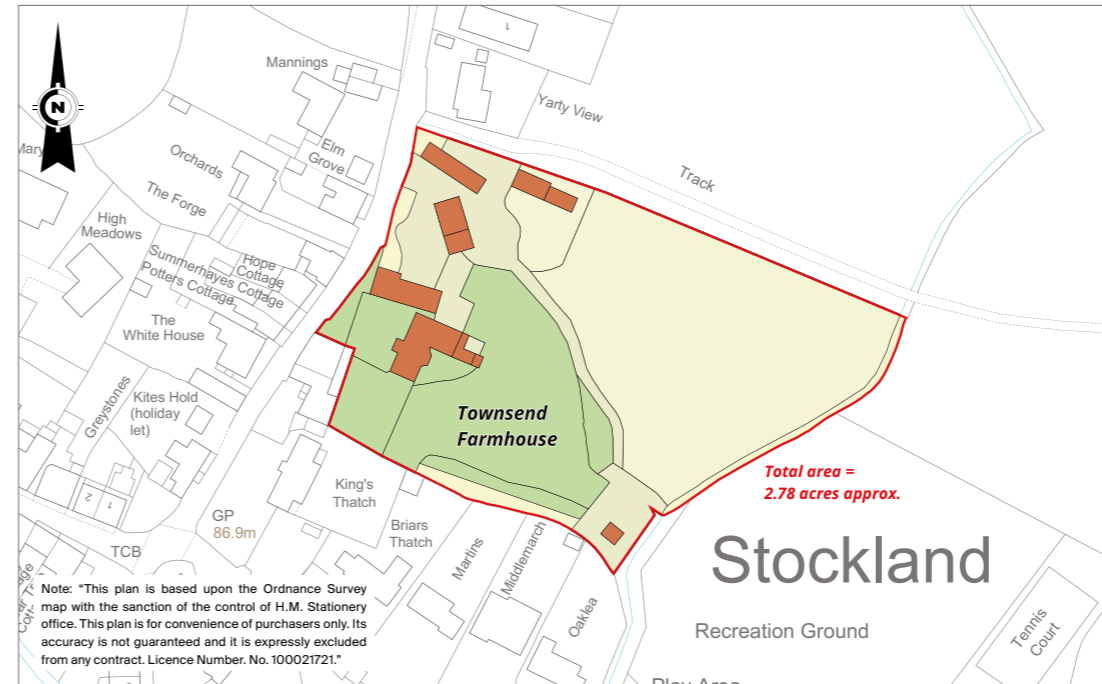
The property is accessed off the village lane via electric entrance gates that open onto a gravelled driveway leading to a parking area beside the house and to the guest annexe and cart barn.

The garden is laid out on three sides of the house with the outbuildings and parking on the fourth. The formal garden is restricted to the area immediately around the house and consists of areas of lawn fringed with colourful, richly stocked borders sheltering behind walling and hedging.

Beyond the formal garden is a pretty meadow part-bisected by a wide, gravelled path and bound by mature field hedging. In one corner is a spiral of clipped beech/hornbeam that provides shelter to a seating and barbecue area at its centre. The meadow is lined along one boundary by a linear orchard of different fruit-bearing trees and at its furthest corner is a copse of native, broadleaf trees. In all the garden and grounds amount to about 2.78 acres.

## Services

Mains water and electricity. Private drainage (Klargester septic tank). Oil-fired central heating and AGA.



## Directions (Postcode: EX14 9DS)

**What3Words:** weep.beakers.trucked

From the southernmost junction of the A30 and A303 near Upottery, head south on the A303 towards Honiton. After a third of a mile, turn left just past Otter Vale Motor Services onto Stockland Hill, signed to Stockland. Continue for three quarters of a mile and then turn left at a crossroads. Continue for about a mile and a half to a crossroads signposted to Stockland. On arriving in Stockland drive past the pub on the left and then take the next turning left, signed to Chard. The driveway entrance to the property will be found on the right after about 100 yards. Once through the gate turn immediately right and continue on to the house.

## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)).

**Council Tax:** Band G

**EPC Rating:** E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



