



COMBEHAYES FARMHOUSE

Honiton, Devon



A BEAUTIFULLY PRESENTED, 16TH CENTURY  
DEVON FARMHOUSE OF GREAT CHARACTER,  
WITH EXTENSIVE GARDENS AND GROUNDS,  
IN A DELIGHTFUL RURAL SETTING

**Summary of accommodation**

**Ground Floor:** Entrance hall | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility room | Boot room | Garden/sun room | Cloakroom

**First Floor:** Principal bedroom/dressing room/bathroom suite | Two bedroom/shower room suites | Further bedroom and bathroom

**Outside:** Garage and workshop | Outbuilding/barn | Gardens | Orchard/field | Woodland

**In all about 5.42 acres**

**Distances:** Honiton High Street 1.3 miles, Sidmouth 8 miles, Exeter 18 miles, Taunton 20 miles

(All distances are approximate)

**Guide price: £1,275,000**

# SITUATION

Combehayes Farmhouse is situated amidst the beautiful rolling countryside of East Devon, just outside the southern edge of Honiton and within the East Devon National Landscape area.

The lively market town of Honiton, on the banks of the River Otter and the southern edge of the Blackdown Hills is famous for its lace and pottery and known as the antiques capital of the South West. The town has an excellent selection of local amenities including hospital, doctor's surgery, supermarkets, leisure centre and a bustling high street with independent shops, cafes, pubs and restaurants, as well as a twice-week market. There is a golf course just outside the town, primary schools and secondary school and private schools in the area include St John's School in Sidmouth and a choice in both Exeter and Taunton. About 11 miles away is the nationally renowned Colyton Grammar School.

There are many walking opportunities around the nearby Blackdown Hills and within easy reach, is the stunning 'Jurassic Coast', a UNESCO World Heritage Site, with its beaches, dramatic cliffs, spectacular coastal walking and delightful coastal towns and villages such as Sidmouth, Lyme Regis, Beer and Branscombe.

At Honiton there is access onto the A30 leading west to Exeter and east to the A303 towards London. The university and cathedral city of Exeter provides a comprehensive range of shopping, cultural, leisure and sporting facilities, as well as an airport. There is access onto the M5 motorway at Taunton and Cullompton (Junctions 26 and 28) and in Honiton there is a train station with mainline connections to London (Waterloo) and Exeter.





# THE PROPERTY

Combehayes Farmhouse occupies a delightful position within the rolling East Devon countryside, just south of Honiton. Surrounded by farmland and close to the golf course, it enjoys a wonderfully rural setting whilst remaining remarkably convenient, with the town centre and railway station both within a pleasant 20-minute walk.

Situated within a cluster of just four properties at the end of a no-through lane, this picturesque thatched cross-passage Devon farmhouse is believed to be one of the oldest houses in Honiton. Over recent years, the current owners have devoted considerable time, care and investment to the sympathetic restoration and comprehensive refurbishment of the property. Their work has successfully preserved and enhanced the farmhouse's rich heritage whilst introducing the quality, comfort and practicality expected of modern family living.

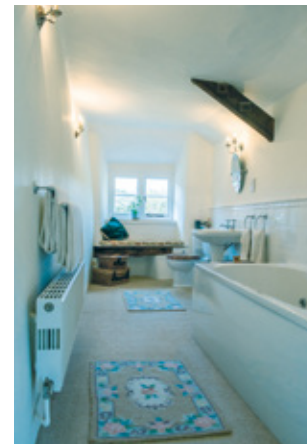
The result is a home of exceptional character that retains a wealth of original period features throughout. These include plank and muntin screens separating the cross-passage hall from the kitchen/breakfast room and the dining room from the sitting room, together with exposed beams and ceiling joists that add warmth and authenticity to the principal reception rooms. The dining room centres around an impressive ancient stone inglenook fireplace with a substantial wooden lintel, while the generously proportioned sitting room features a further fireplace with an attractive decorative surround. Additional exposed timbers and charming feature fireplaces continue the property's historic appeal on the first floor.

The delightful farmhouse-style kitchen/breakfast room forms the heart of the home and is arranged as two connected spaces, with a traditional AGA in the breakfast area and a comprehensively fitted kitchen. To the rear of the house, the bright and welcoming garden room enjoys three-quarter-height windows and doors opening onto the gardens. Further ground-floor accommodation includes a study accessed from the sitting room, together with a fitted utility room and boot room featuring attractive terracotta flooring.





On the first floor, the principal suite comprises a spacious bedroom, fitted dressing room and bathroom, together with a private staircase leading directly down to the kitchen. There are two further bedroom suites, an additional large bedroom and a family bathroom with both bath and separate shower, accessed via the second staircase from the kitchen.



The approach to Combehayes Farmhouse is particularly impressive. A sweeping entrance drive passes through double gates and landscaped lawned gardens before arriving at a large circular carriage sweep with a central lawn and pond positioned in front of the house, all framed by well-stocked shrub and plant borders. The driveway continues to the double garage, which incorporates a workshop and useful stores.

To the rear of the property lies an extensive garden with a variety of mature ornamental trees. A gate from the driveway leads to the productive kitchen garden, complete with raised beds, fruit cage and greenhouse. Beyond this lies the substantial orchard and paddock, planted with a variety of fruit trees including apple, pear, walnut and numerous mature cherry trees. At the far end of the field, a separate driveway from the lane provides access to a large outbuilding/barn, while a further gate leads directly into an adjoining area of woodland, featuring a mature grape vine and fig trees, enhancing the property's sense of privacy, space and connection with the surrounding countryside.







# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Water and electricity. Private drainage. Oil fired heating.

**Local Authority:** East Devon District Council: 01404 515616

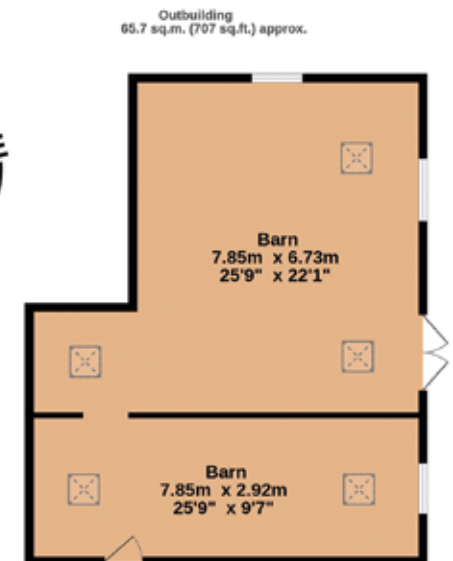
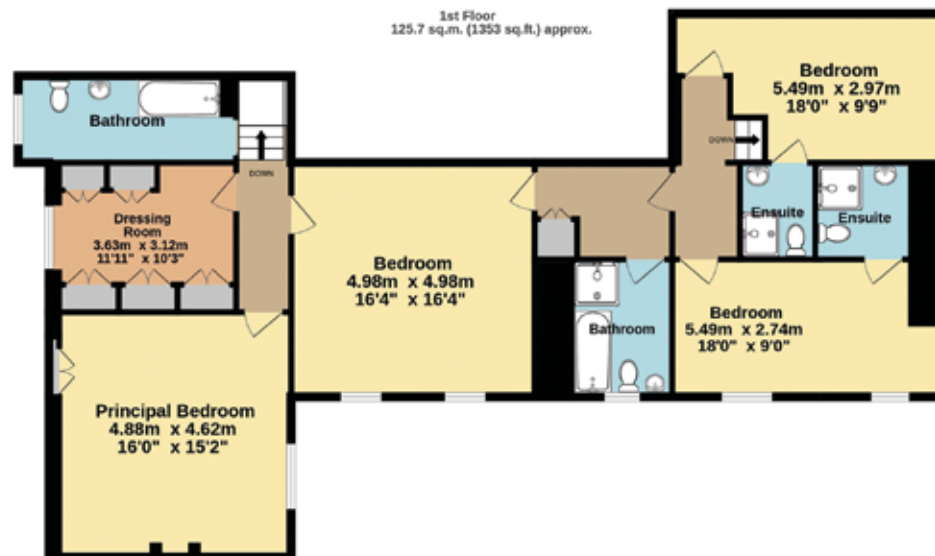
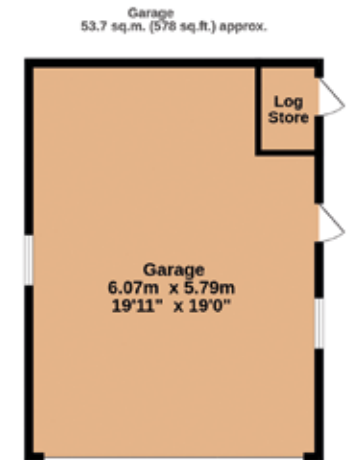
**EPC:** E

**Council Tax:** Band G

**Directions:** EX14 9TS



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



Approximate Gross Internal Area  
418.8 sq.m. (4508 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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