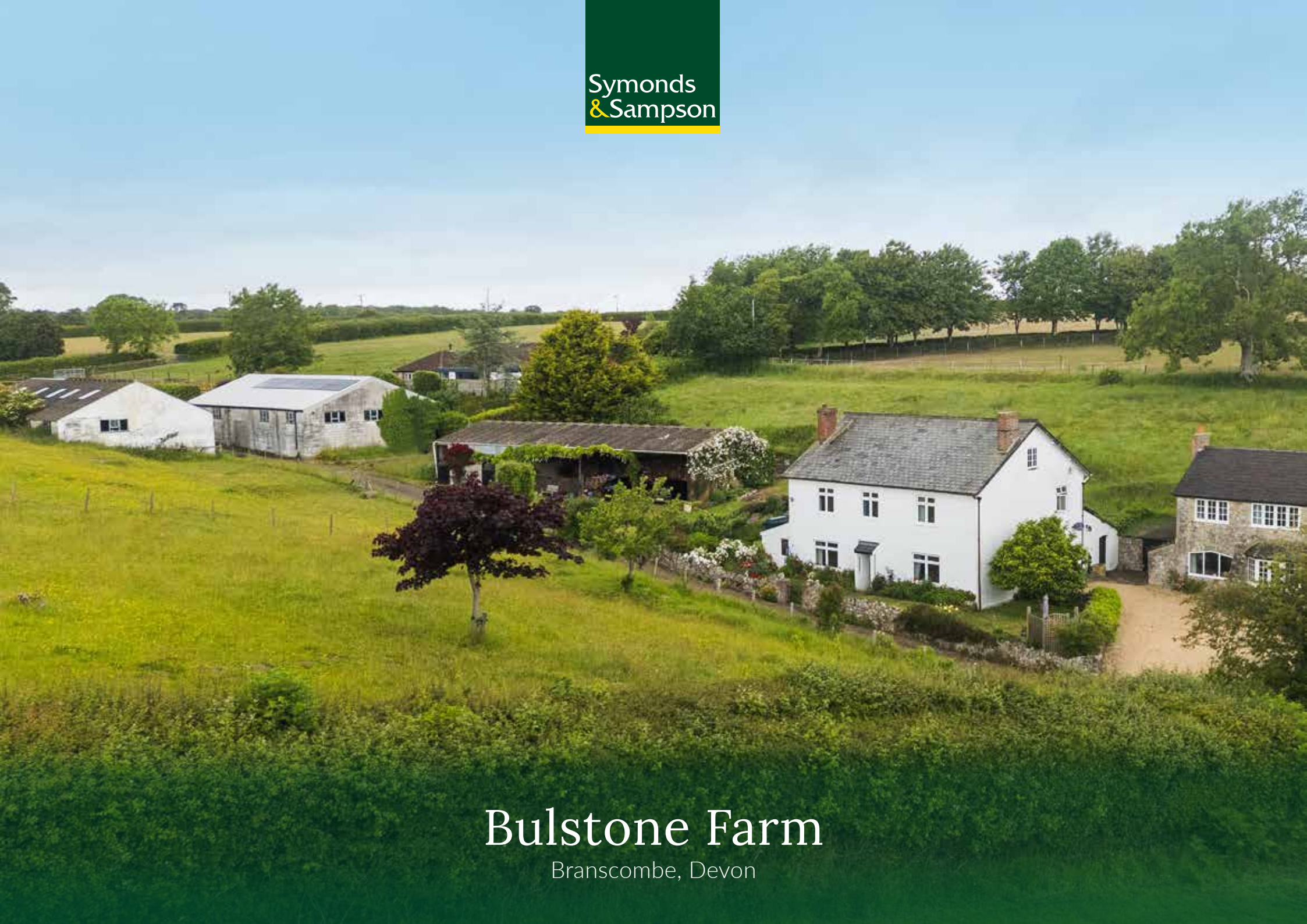


Symonds
& Sampson



Bulstone Farm

Branscombe, Devon

Bulstone Farm

Branscombe,
Devon EX12 3BL

An attractive small residential/equestrian farm with 10.19 acres, located close to Branscombe and the coast. Four bedroom period farmhouse, farm buildings, stables and pastureland.



10.19 acres (4.12 ha)

- Attractive unlisted farmhouse in a sought-after location close to the coast
- Potential to develop extra accommodation in the farmhouse
- Range of flexible outbuildings and stabling
 - Ideal small holding or equine property
- Excellent pastureland – in all 10.19 acres (4.12 ha)

Freehold

For Sale by Private Treaty

Axminster
01297 33122
rwillmington@symondsandsampson.co.uk

The London Office,
40 St James's Place, London SW1A 1NS
0207 839 0888 enquiries@tlo.co.uk



SITUATION

Bulstone Farm is nestled within the hamlet of Bulstone, just a short distance north of the popular seaside village of Branscombe, on the UNESCO Jurassic Coast. Branscombe has an active year-round community based around two popular inns, a café at the beach, village hall with tennis courts, church, and primary school. The neighbouring fishing village of Beer offers a variety of independent shops, restaurants and pubs. Nearby the Regency resort of Sidmouth (4 miles), with its long esplanade and wide beaches, provides a good range of amenities including restaurants, independent shops, cinema, leisure centre and swimming pool as well as a Waitrose. Whilst surrounded by beautiful countryside in the East Devon National Landscape (formerly an AONB), the farm is easily accessible, close to the coast road. The market town of Honiton (6 miles) has a mainline rail link to London Waterloo (2 hours 50 minutes). The Cathedral City of Exeter (16 miles) offers a further range of cultural, recreational and shopping facilities, with access to the M5 and Exeter International Airport.

THE PROPERTY

Bulstone Farm comes to the open market for the first time in nearly 100 years, having been in the ownership of a local farming family for three generations. This adaptable property has great flexibility as a family home with the





potential for multi-generational living or providing an income. The farm buildings, stables and an excellent block of land all add to the package.

Farmhouse, farm buildings and 10.19 acres (4.12 ha)

This period farmstead comprises an unlisted farmhouse with rendered stone elevations under a slate roof. The farmhouse has well-proportioned rooms with high ceilings a good sized windows. Many of the architectural features have been retained, including a substantial inglenook fireplace, window seats, picture and dado rails. Downstairs there are three reception rooms, whilst there is plenty of potential or extend the current kitchen or create a ground floor annexe to the rear. The accommodation is arranged

over three floors, with the spacious loft, previously providing bedrooms, now requiring restoration and could provide a generous master bedroom suite. On the first floor are 4 bedrooms, one en-suite and a family bathroom. There are attractive views from many of the rooms over the property's own land.

Please see floorplan for accommodation and measurements.

OUTSIDE

The farmstead is accessed via its drive directly from the highway. To the front and side of the farmhouse there is a pretty walled garden, laid to lawn with neat borders filled with a variety of roses and flowering plants, To the other side is a small kitchen garden with fruit trees.

FARM BUILDINGS

Beyond the farmhouse and accessed from the farm drive are:

Steel framed, block and Yorkshire board open fronted 5-bay Barn (22.4m x 9.5m) with two loose boxes.

Block built double storey former Poultry House (22m x 10.2m).

Steel frame 6-bay Former Cubicle House (26.7m x 8.4m) with block and Yorkshire Board under a profile roof.

Adjacent steel frame, block and GI clad 4 bay Barn (20.3m x 8.4m) under a partial GI roof (which needs replacing).



THE LAND

The property comprises of a block of pastureland mainly lying to the south and west of the farmstead. It is divided into two mainly level fields suitable for mowing or grazing, together with three permanent pasture paddocks to the front and rear of the farmhouse, all bounded by mature hedges. Access is from the farm drive. In all 10.19 acres (4.12 ha).

SERVICES

Main electricity and main water. Private drainage - treatment plant. Oil fired central heating.
Broadband : Standard available.
Mobile Network Coverage : Good outside. Limited inside.
Source - Ofcom.org.uk

TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY

No public rights of way cross the farm.
There are some private rights of way shown on the sale plan hatched brown, two benefit Bulstone Farm and one is in favour of the neighbouring property, Lavenders

MATERIAL INFORMATION

1. Bulstone Farm is at very low risk of flooding from surface water, rivers and seas.
2. The Condor sewage treatment plant (recently installed) services the farmhouse, stables and neighbouring Winters Tale cottages. It is located on neighbouring Bulstone Springs Farm.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton. Golf at Seaton, Honiton or Lyme Regis. Sailing on the coast at Lyme Regis or Topsham.



LOCAL AUTHORITY

East Devon District Council Tel: 01404 515616

Council Tax Band: Farmhouse G Stable Cottage D

EDUCATION

Primary schooling at Branscombe. Good state secondary schools at Sidmouth College, Axe Valley Academy and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

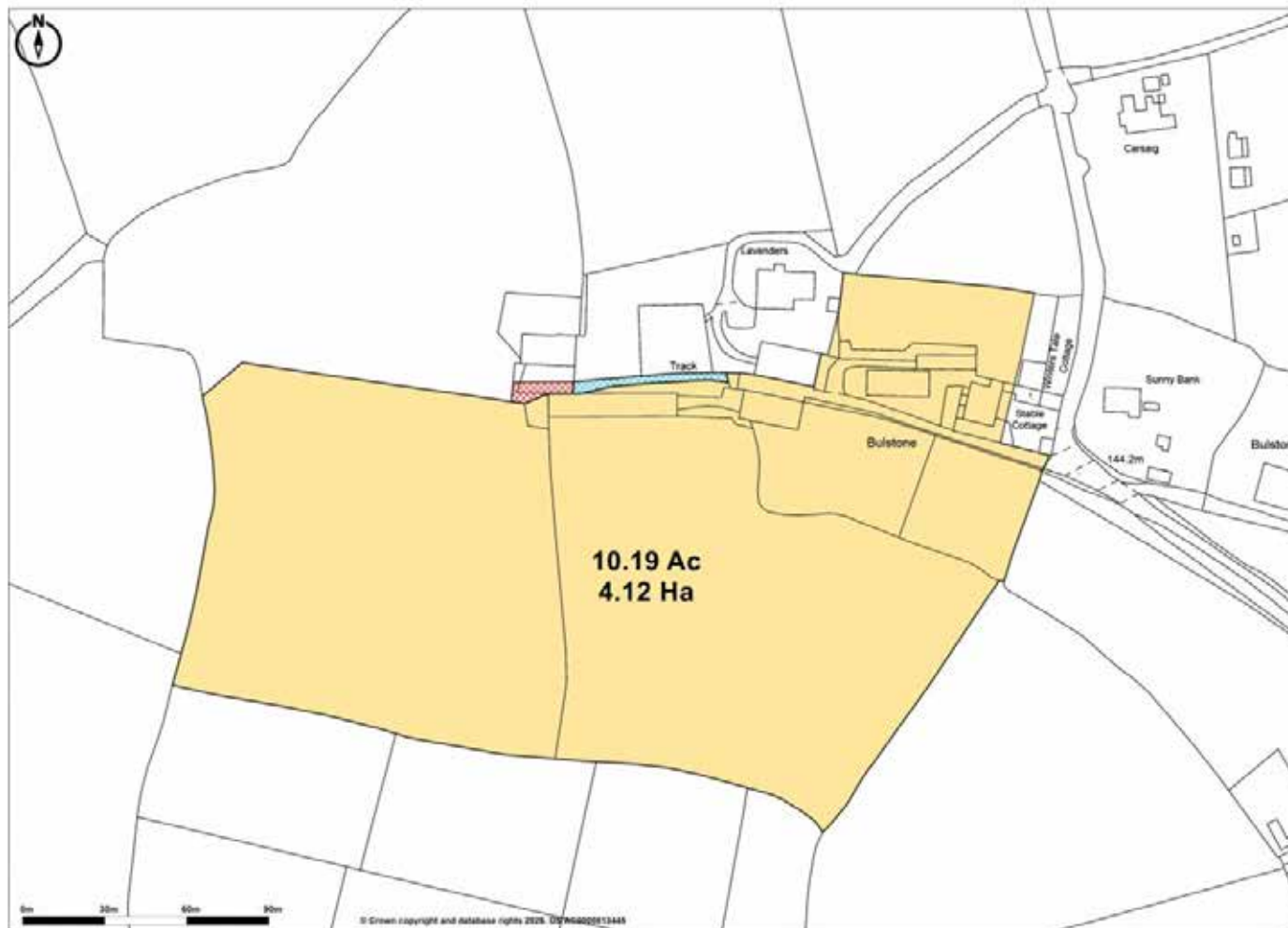
DIRECTIONS

What3words ///lavender.sideburns.dusty

From Sidmouth proceed east along A3052 coast road towards Seaton. At Branscombe Cross turn right signposted Bulstone and Branscombe. The entrance to Bulstone Farm will be found after a short distance on your right. Our sale board will be posted.

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.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4



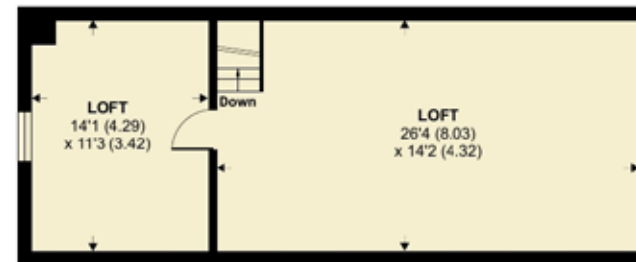
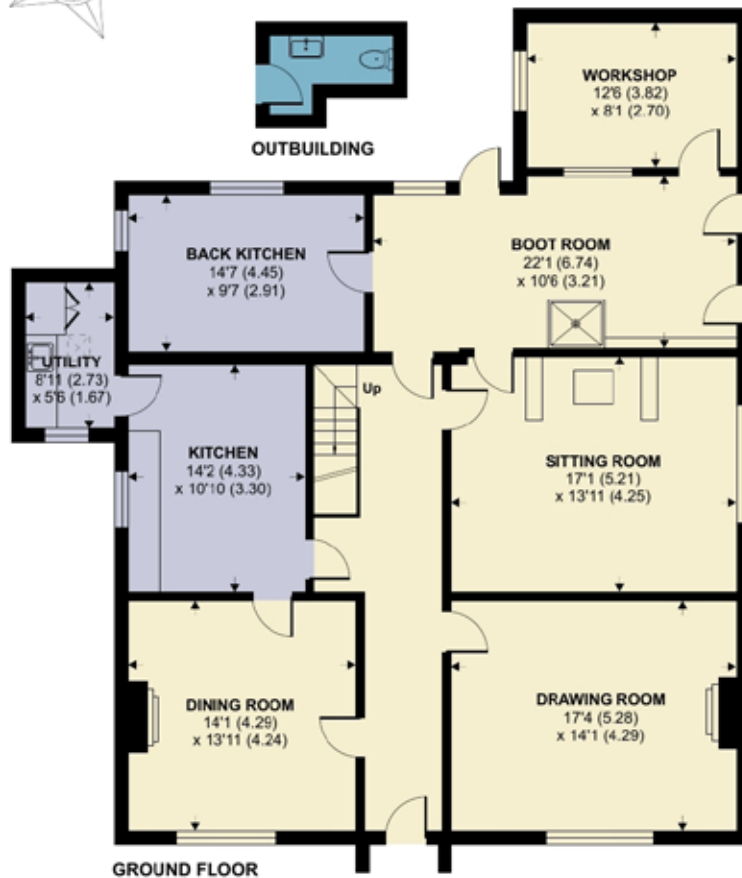
Bulstone Farm, Branscombe, Seaton

Approximate Area = 3214 sq ft / 298.5 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 3242 sq ft / 301.1 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	Potential
	63
	35
England & Wales	
EU Directive 2002/91/EC	



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: 1300646



AX/ACG/0826



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