



Symonds  
& Sampson

# Woodhead Farm

Branscombe, Seaton, Devon

# Woodhead Farm

Branscombe, Seaton,  
Devon EX12 3BT

An attractive residential farm with 63.33 acres, located in the picturesque parish of Branscombe, close to Sidmouth and the coast. Period farmhouse Grade II for renovation, courtyard of traditional barns (with potential for conversion STPP), farm buildings and mainly level, productive land in a ring fence.



63.33 acres (25.64 ha)

- Substantial, 16th century farmhouse for restoration with attached Cider Barn
- Courtyard of traditional barns and further farm buildings
- Excellent mainly level productive pastureland in a ring fence with good access and road frontage to all fields

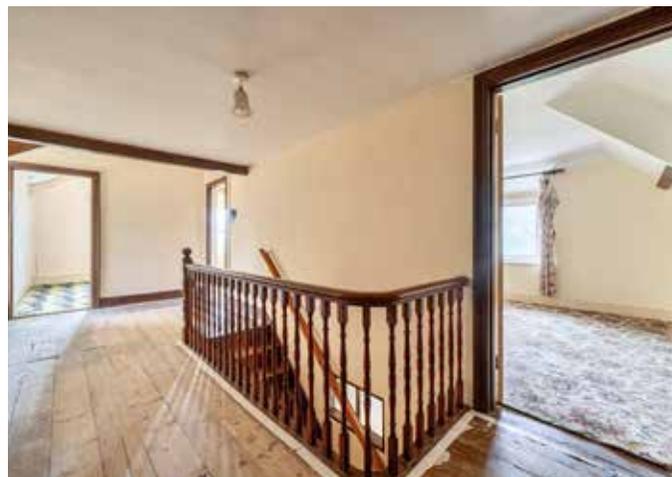
Freehold

For Sale by Private Treaty  
as a Whole or in up to Six Lots.

- Lot 1 – Farmhouse, farm buildings and 23.57 acres
- Lot 2 – Land at Woodhead 11.55 acres
- Lot 3 – Field at Bovey Fir Cross 5.09 acres
- Lot 4 – Land at Woodhead 10.95 acres
- Lot 5 – Paddock at Woodhead 1.62 acres
- Lot 6 – Land at Woodhead 10.55 acres

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## SITUATION

Woodhead Farm occupies an elevated, south-west facing position on the fringes of the picturesque seaside village of Branscombe, on the UNESCO Jurassic Coast World Heritage site. 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 (6 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 (8 miles) has a mainline rail link to London Waterloo (2 hours 50 minutes). The Cathedral City of Exeter (25 miles) offers a further range of cultural, recreational and shopping facilities, with access to the M5 and Exeter International Airport.

## THE PROPERTY

Woodhead Farm comes to the open market for the first time in over 80 years, following the death of Edwin Purchase (a great local character) in 2024. Edwin was the second generation to farm at Woodhead; his parents having moved south from Exmoor just before World War II.

## LOT ONE

### Farmhouse, farm buildings and 23.57 acres (9.55 ha)

This period farmstead comprises a Grade II listed 5-bedroom farmhouse with attached Cider House, it is thought that the house dates back to the Tudor period, with stone elevations under a part thatched and slate roof. The farmhouse was extended in the 19th century and now requires renovation throughout. This historic property still has a variety of character features including an inglenook fireplace, window seat, original joinery and stone mullion windows. There are attractive views from many of the rooms over the property's own land and down the valley towards the coast.



Please see floorplan for accommodation and measurements.

## OUTSIDE

The farm is accessed via its yard directly from the highway. To the front and side of the farmhouse are gardens laid to lawn, that front onto the paddocks.

## TRADITIONAL BARNES

Attached to the house is the stone & thatched **Cider House** (5.35m x 2.95m) with a loft over. Between the Cider House and the farmhouse is a timber **Lean-to Garage** (4.5m x 4m), it is considered some of these barns could be incorporated into the farmhouse (STPP). Around the yard there are a range of buildings including:

Rendered block **Stores** (4.82m x 3.46m) formerly a chicken house.

Open fronted **Dutch Barn** (9.11m x 3.46m)

Stone & block **Workshop** (12.2m x 5.6m) under a slate roof with a loft over, with a L-shaped **Lean-to** (15.4m x 4.28m & 5.9m x 3.25m)

Traditional stone **Barn** (16.90m x 5.73m) with timber clad front under a slate roof, formerly the cowstalls.

**Garage/Stores** (9.86m x 4.17m) mainly stone construction under a slate roof

Block built **Garage** (5.15m x 4.87m)









## FARM BUILDINGS

On the east side of the courtyard and accessed from the farm track are:-

Concrete portal and timber frame **Cattle Shed** (27.5m x 19.6m) with GI roof and cladding.

Concrete portal and timber frame **Cattle Shed** (22.8m x 16.6m) with steel and timber **Lean-to Fodder Barn** (22.8m x 9.4m)

**Lean-to Implement Store** (9.9m x 6.00m) block construction with access from the farmyard.

## THE LAND

Lot One comprises two mainly level pasture fields suitable for mowing or grazing, together with three permanent

pasture paddocks that surround the farmstead, all bounded by mature hedges. There is long road frontage and access at various points off the highway. In all 23.57 acres

## LOT TWO

**Land at Woodhead 11.55 acres (4.67 ha)**

A single arable/pasture field being level, adjoins Lot One. Excellent access and road frontage, with mature hedges surrounding the field.

## LOT THREE

**Field at Bovey Fir Cross 5.09 acres (2.06 ha)**

A single arable/pasture field, being level and adjoining Lot Two. Mature hedges and post & rail fencing form the

boundaries, with long road frontage and good access off the Beer Road.

## LOT FOUR

**Land at Woodhead 10.95 acres (4.43 ha)**

A level or gently sloping permanent pasture field situated on the western side of the highway, opposite the main farmstead. Sheltered by the adjoining Knowle Coppice. Mature hedges form the boundaries, long road frontage and good access.

## LOT FIVE

**Paddock at Woodhead 1.62 acres (0.66 ha)**

A small permanent pasture paddock situated on the



opposite side of the lane from the farmhouse, bounded by mature hedges and a stone wall. The septic tank for the farmhouse is located in the northern tip of the paddock.

### **LOT SIX**

#### **Land at Woodhead 10.55 acres (4.27 ha)**

A block of arable/pasture land situated northwest of the farmstead, level or gently sloping land bounded by mature hedges. Good access and road frontage.

### **SERVICES**

Lot 1: Main water and private water connected. Main electricity and private drainage.

Broadband : Standard available. Mobile Network Coverage

: Likely outside. Limited inside.

Source - Ofcom.org.uk

Lot 2: Private water supply to field trough (sub meter required if sold in lots)

Lot 3: Private water supply to field trough (sub meter required if sold in lots)

Lot 4: Private water supply to field trough (sub meter required if sold in lots)

Lot 5: No services connected

Lot 6: Main water available.

### **TENURE**

Freehold with vacant possession upon completion. The farm has been previously let to a local farmer under a Farm

Business Tenancy, who would be prepared to continue farming the land. Vacant possession of the farmland and cattle buildings is available from 1st July 2026.

### **RIGHTS OF WAY**

No public rights of way cross the farm.

### **AGRICULTURAL SCHEMES**

The land is in a Sustainable Farming Incentive (SFI) Scheme, that started on 1st April 2024 and runs until 31st March 2027.

### **BASIC PAYMENT SCHEME**

The delinked payments will be retained by the vendors. The

land is registered on the Rural Land Register and can be transferred to the new owner, with the purchasers being responsible for the agent's fees involved being £200 plus VAT.

### **FENCING OBLIGATIONS**

If sold in lots the buyers of Lot 5 will be required to erect and maintain thereafter, a stockproof fence along the new boundary between points A to B. The buyers of Lot 6 will be required to erect and maintain thereafter a new stockproof fence along the new boundary between points C to D.

### **MATERIAL INFORMATION**

1. We cannot confirm if the septic tank conforms to the current regulations.
2. Woodhead Farm is at very low risk of flooding from surface water, rivers and seas.
3. Planning - The agents understand that some works to the farmhouse (UPV windows and doors) have historically been done without Listed Building Consent being obtained.
4. There is foam insulation in the roof space.
5. The main water supply serving a neighbouring property crosses the farm, with the meter located north of the farmstead.

### **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: F



### **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**

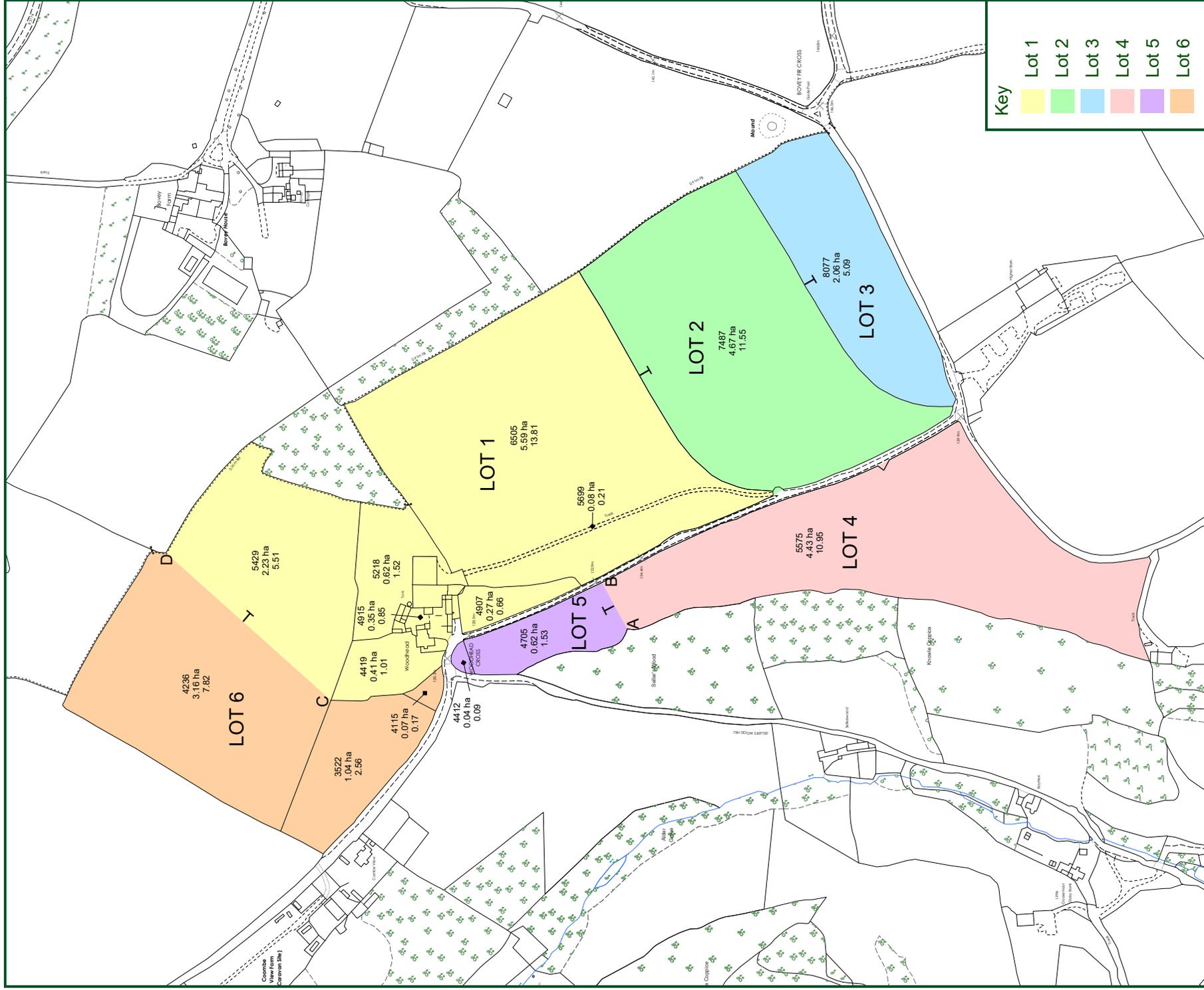
From Sidmouth proceed east on the A3052, after about 4.5 miles take the second right signposted Branscombe 2 miles. Proceed past Coombe View Campsite, Woodhead Farm will be on the left.

What3words ///parrot.expectant.campers

### **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.





# Woodhead Farm



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Drawing No. Z27311-01 Date 29.01.26

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Scale 1:4,500  
@ A4

# Woodhead Farm, Branscombe, Seaton

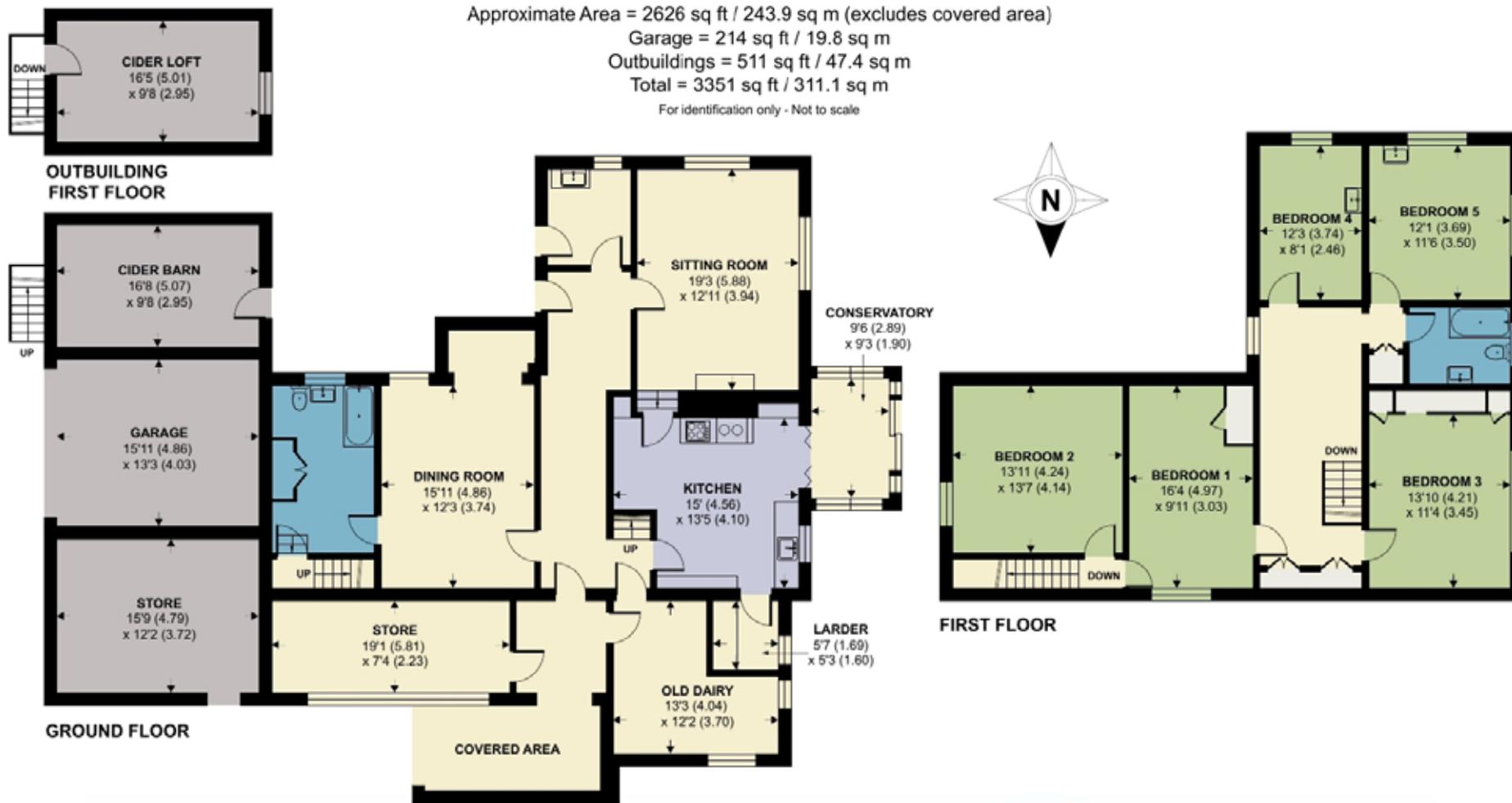
Approximate Area = 2626 sq ft / 243.9 sq m (excludes covered area)

Garage = 214 sq ft / 19.8 sq m

Outbuildings = 511 sq ft / 47.4 sq m

Total = 3351 sq ft / 311.1 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). Produced for Symonds & Sampson. REF: 1415097

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