



# Bulstone Farm

Branscombe, Devon

# Bulstone Farm

Branscombe,  
Devon EX12 3BL

An attractive small residential/equestrian farm with 10.33 acres, located close to Branscombe and the coast. Four bedroom period farmhouse and two bedroom cottage.

Farm buildings, stables and pastureland.



10.33 acres (4.18 ha)

- Attractive unlisted farmhouse in a sought-after location close to the coast
- Potential to develop extra accommodation in the farmhouse
- Stone cottage for multi-generational living or income potential
- Range of flexible outbuildings and stabling
  - Ideal small holding or equine property
- Excellent pastureland – in all 10.33 acres (4.18 ha)

Freehold

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

**Lot 1 – Farmhouse, farm buildings and 10.21 acres**  
**Lot 2 – Stable Cottage, garden and 0.12 acres**

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## 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 currently has two dwellings giving 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.

### **LOT ONE**

#### **Farmhouse, farm buildings and 10.21 acres (4.13 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 ensuite 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, which passes Stable Cottage. 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

Lot One 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 10.21 acres (4.13 ha).

## LOT TWO

### Stable Cottage, garden and 0.12 acres (0.05 ha)

A pretty, semi-detached stone cottage set back from the farm drive with a gravel parking and turning area. Downstairs is a generous dual aspect sitting room with a bay and an arched window, as well as a feature stone fireplace with woodburner. The fitted kitchen features a Rayburn and a door to the garden. Upstairs are two double bedrooms, both with en-suites. There is a terraced garden to the rear of the property. Stable Cottage has been recently modernised for letting purposes.

Please see floorplan for accommodation and measurements.

## SERVICES

Lot 1 & Lot 2: Main electricity and main water. Private drainage - treatment plant. Lot 1 Oil fired central heating. Lot 2 Rayburn with 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

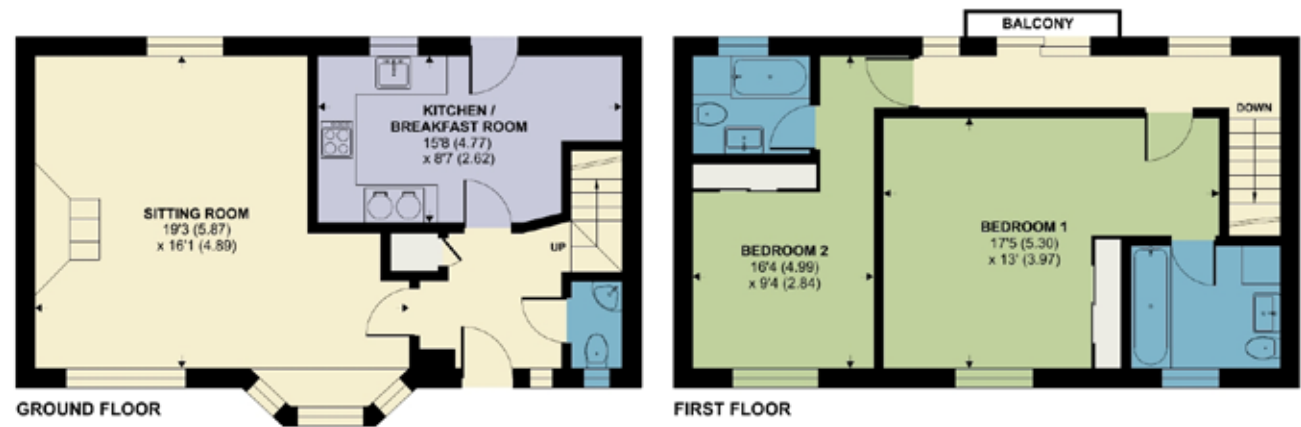
## FENCING OBLIGATIONS

If sold in two lots new fences will be required to divide the lots. It is proposed points A – B will be the responsibility of Lot One and points C – D the responsibility of Lot Two, as shown on the sale plan.

## Stable Cottage, Bulstone Farm, Branscombe, Seaton

Approximate Area = 980 sq ft / 91 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1432992



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>40</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## MATERIAL INFORMATION

1. Bulstone Farm & Stable Cottage are at very low risk of flooding from surface water, rivers and seas.
2. The Condor sewage treatment plant (recently installed) services Lots 1, 2 and neighbouring Winters Tale cottage. 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.





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 LANDMARK INFORMATION Plotted Scale - 1:2500. Paper Size – A4

### 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.



# 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	
Current	Potential
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	
63	35
England & Wales	
EU Directive 2002/91/EC	



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