Goldacre Farm

STAGS

Goldacre Farm, Farway

Colyton, Devon, EX24 6DH

///shade.blueberry.pushes

East Devon country estate with wonderful house, renovated cottage, contemporary annexe and 13.77 acres

- 5/6 bedroom house
- Renovated 3 bed cottage
- PP for 4-bay garage
- Gardens and orchard
- Freehold
- PP for remodeling
- Contempoary 2 bed annexe
- Further outbuildings
- In all 13.77 acres (5.57 ha)
- Council Tax Band F

Guide Price £1,950,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Goldacre Farm occupies a gently elevated position within the picturesque and Farway Valley, renowned for its gently rolling countryside and protected within the East Devon National Landscape.

The scattered village community extends along the valley, centered around the historic Norman Church of St Michael & All Angels, with the primary school located at nearby Church Green, providing a strong sense of rural community.

The market town of Honiton lies approximately 4 miles to the north and provides an excellent range of day to day facilities, together with a mainline railway station offering direct services to London Waterloo. The A30 and A303 provide convenient road links to Exeter to the west, and east to London, whilst the Jurassic Coast is within easy reach to the south.

DESCRIPTION

At the heart of the properties lies a substantial and well appointed five bedroom country house, a fully refurbished three bedroom cottage, together with a striking contemporary two bedroom annexe drawn by Charlie Luxton Design.

THE HOUSE

Built in brick in the late 1930s, this handsome country house retains a wealth of original features including stone fireplaces, wooden flooring and bay windows with attractive window seats, all combining to create a property of considerable character and charm. The house also offers clear potential for further improvement and reconfiguration, with consent in place Ref 24/2362/FUL.

The ground floor is arranged around an impressive fully panelled entrance hall, also suited as a library. On either side are the principal reception rooms, both enjoying excellent natural light and generous proportions. To the rear lies a traditional farmhouse style kitchen, complemented by a pantry, utility room, WC and boot room.

A turning staircase rises from the inner hall to a spacious first floor landing. There are six bedrooms in total, including a principal bedroom with a generous en suite, alongside a family bathroom with freestanding bath and a separate shower room.

THE COTTAGE

The cottage provides an attractive and fully independent residential dwelling, held on a separate title and offering excellent flexibility. Substantially reconfigured and comprehensively renovated to a high standard, the property has been thoughtfully designed in conjunction with Charlie Luxton Design.

The accommodation is arranged around a light and well proportioned open plan kitchen and living area, fitted with integrated appliances and complemented by a woodburning stove. This principal space benefits from underfloor heating, served by an air source heat pump.

On the ground floor there are two double bedrooms together with a family bathroom, whilst the first floor offers a further double bedroom with an en suite shower room. The cottage enjoys its own private gardens and parking area, with views over the surrounding grounds.

THE ANNEXE

Also drawn by Charlie Luxton Design, this unique high spec contemporary building has been fitted with high levels of insulating, standing seam metal roof and cladding with an air source heat pump for under floor heating and hotwater. The photovoltaic panels feed back to a battery system and were proposed to feed the main house.

GARDENS & PROPOSED GARAGE

The attractive, partially walled gardens form a delightful setting to the house, being predominantly laid to lawn and interspersed with a variety of mature trees and established shrubs, creating a high degree of privacy and a pleasing backdrop throughout the seasons.

Immediately adjoining the rear of the house, a paved terrace extends across the full width of the property, providing an ideal space for outdoor dining and entertaining, with steps leading down to the principal lawn. To the side and rear there is a generous gravelled and paved area, thoughtfully arranged with substantial raised planters, offering further seating or garden interest.

The entrance drive leads to a generous parking and turning area for the house, providing ample space for several vehicles. Within this area, planning consent has been granted for the construction of a substantial four bay garage and workshops (Ref 24/2362/FUL).

OUTBUILDINGS

Between the house and annexe is an old cob/block barn used for loose boxes and an adjoining former shippon now storage barn.

LAND

The land lies predominantly to the rear of the house, enjoying a gentle south facing slope and divided by post and rail fencing. To the east of the annexe and cottage is a level paddock, interspersed with fruit trees and running alongside the entrance drive.

Across the drive are a further four enclosures, all laid to pasture and bordered by mature, tree lined boundaries.

Please note there is an easement along the entrance drive in favour of the neighbouring farm to access for agricultural purposes.

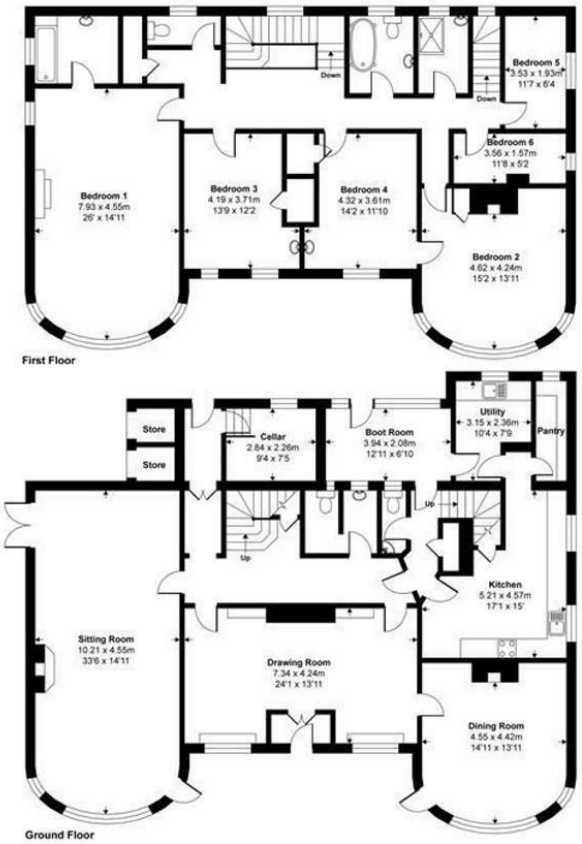
In all the land extends to about 13.77 acres (5.57 ha)

SERVICES

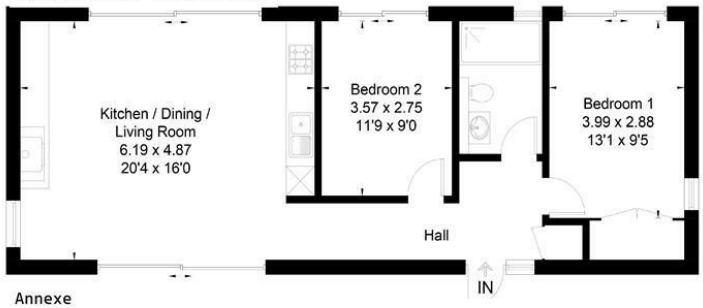
Mains electric and water. Private treatment plant installed in recently. Broadband up to 21 Mbps. Starlink suggested, mobile coverage variable outdoor, Vodafone, Three and O2 (Ofcom).

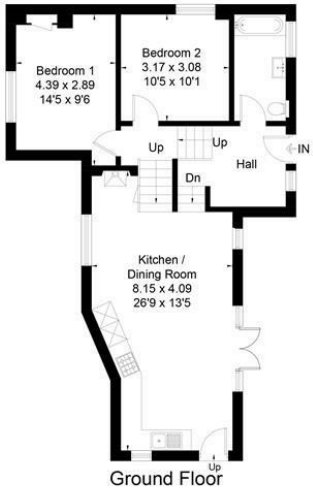
Approximate Area = 3704 sq ft / 344.1 sq m

For identification only - Not to scale



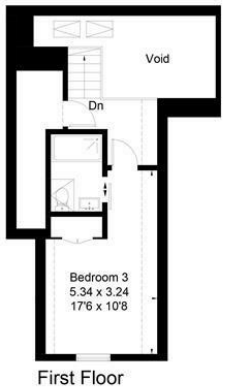
Approximate Floor Area = 69.1 sq m / 744 sq ft





The Cottage

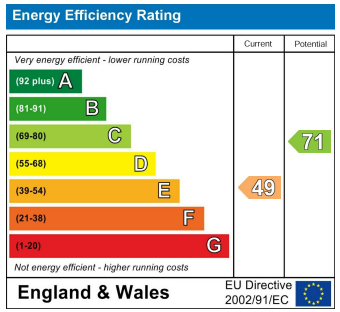
= Reduced head height below 1.5m



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Stags. REF: 768908

Approximate Floor Area = 97.4 sq m / 1048 sq ft (Excluding Void)



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS