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& Sampson



A wide-angle photograph of Tower View Farm. The main house is a single-story building with a grey slate roof, cream-colored walls, and red brick accents around the windows and doors. To the left of the house is a large wooden garage with a white door. The property is surrounded by lush green trees and a well-maintained lawn. A gravel driveway leads to the garage. In the foreground, there is a wooden fence and a small evergreen tree. The background shows rolling hills under a clear blue sky.

Tower View Farm

Offwell, Honiton, Devon

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Devon EX14 9RW

A superbly presented detached three bedroom country bungalow surrounded by 4.16 acres of gardens and level pastureland. Barn, double garage, summer house, and garden stores.



- Spacious three bedroom bungalow surrounded by 4.16 acres
 - Ideal small holding/equine property
- Charming views over the gardens and land to the Bishops Tower folly
 - Level, productive pastureland
- Outbuildings including barn, studio and substantial double garage
 - For sale by Private Treaty

Guide Price **£745,000**

Freehold

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THE PROPERTY

Tower View Farm, formerly a soft fruit farm, is surrounded by its own largely level land looking towards the dramatic Bishops Tower, an early Victorian Italianate style viewing tower, constructed in 1843 by the Bishop of Landaff.

Built in 2004 and extended in 2016, the detached three bedroom bungalow has rendered elevations with brick quoins under a slate roof. The property has good eco credentials with 16 solar panels and a B rated EPC ensuring lower running costs. This delightful property offers a flexible light filled home all on one level for convenience. At the heart of the home is the spacious kitchen, with space to dine and bifold doors opening onto the sunny terrace. This room opens onto the adjacent sitting room/study with a box bay window and wood burner. The sitting room features patio doors which open onto a balcony with steps to the garden. The accommodation is flexible with two good sized reception rooms, one of which could be converted into a fourth bedroom if required. There are 3 double bedrooms, one en-suite and a family bathroom. Many of the rooms are dual aspect and all the windows look out over the gardens or paddocks.

OUTSIDE

The property is approached over a gravelled drive leading through electric gates to the large parking and turning area with access to the Double Garage with attic over (7.61m x 5.88m) and Garden Stores (3.67m x 2.44m).

Mature gardens surround the bungalow with areas of lawn interspersed with a variety of specimen trees and are well-sheltered by hedges, providing a high degree of privacy. The terrace, accessed from the kitchen, is surrounded by sun loving plants and the timber Summer House/Studio (3.37m x 2.88m) is a light filled space ideal for home working or hobbies. There is a beautifully landscaped gravel garden, a kitchen garden beyond with raised beds and a Keder greenhouse. Electricity is supplied by an armoured cable to the gardens and a well with a pressurized water system supplies the gardens and paddocks. There are a number of productive fruit trees including apples, pears, plums and a medlar.



THE LAND

To the west of the bungalow is the excellent pastureland with a hard track leading to the three bay Barn (10.86m x 4.75m), which could easily be converted into stabling. The land is divided into three paddocks with water supplied from a well. The various duck and hen houses are remaining for the new owners and there is a duck pond. The land is well-sheltered by mature trees and hedges with a separate pedestrian gate onto Blue Bell Lane giving direct access to both footpaths and bridleways.

SITUATION

The property is set on Honiton Hill close to the village of Offwell (0.5 of a mile), with a primary school, village hall, sports field and ancient Church of St Mary's. Within walking distance are bus stops with a regular service to Honiton or Axminster and beyond. The nearby market town of Honiton (2 miles) has a twice weekly market, a range of independent shops, supermarkets and leisure facilities. There is a mainline railway station with regular trains to London Waterloo and Exeter.

The World Heritage Jurassic Coast, with the popular coastal resorts of Sidmouth (11 miles) and Lyme Regis are a short distance away offering walking, swimming and fishing. The A30 gives easy access to the Cathedral City of Exeter (19 miles) with its excellent, shopping, sporting and cultural facilities, Exeter International Airport, mainline rail link to Paddington and the M5 motorway.





SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Private well. Standard broadband available. Vendors use Three for internet coverage up to 146 Mbps 4G (5G is available). Mobile connection is good outdoor and in-home on EE and Vodaphone (Ofcom).

PLANNING

The property was originally built subject to an Agricultural Occupancy Condition, however in August 2025 a Certificate of Lawfulness was issued by EDDC (Ref: 25/1021/CPE) meaning the property's occupation is no longer restricted in any way.

TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY

No public rights of way cross the property.

EDUCATION

Good primary schooling at Offwell. Good state secondary schooling at Honiton and the outstanding Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

SPORTING

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

LOCAL AUTHORITY

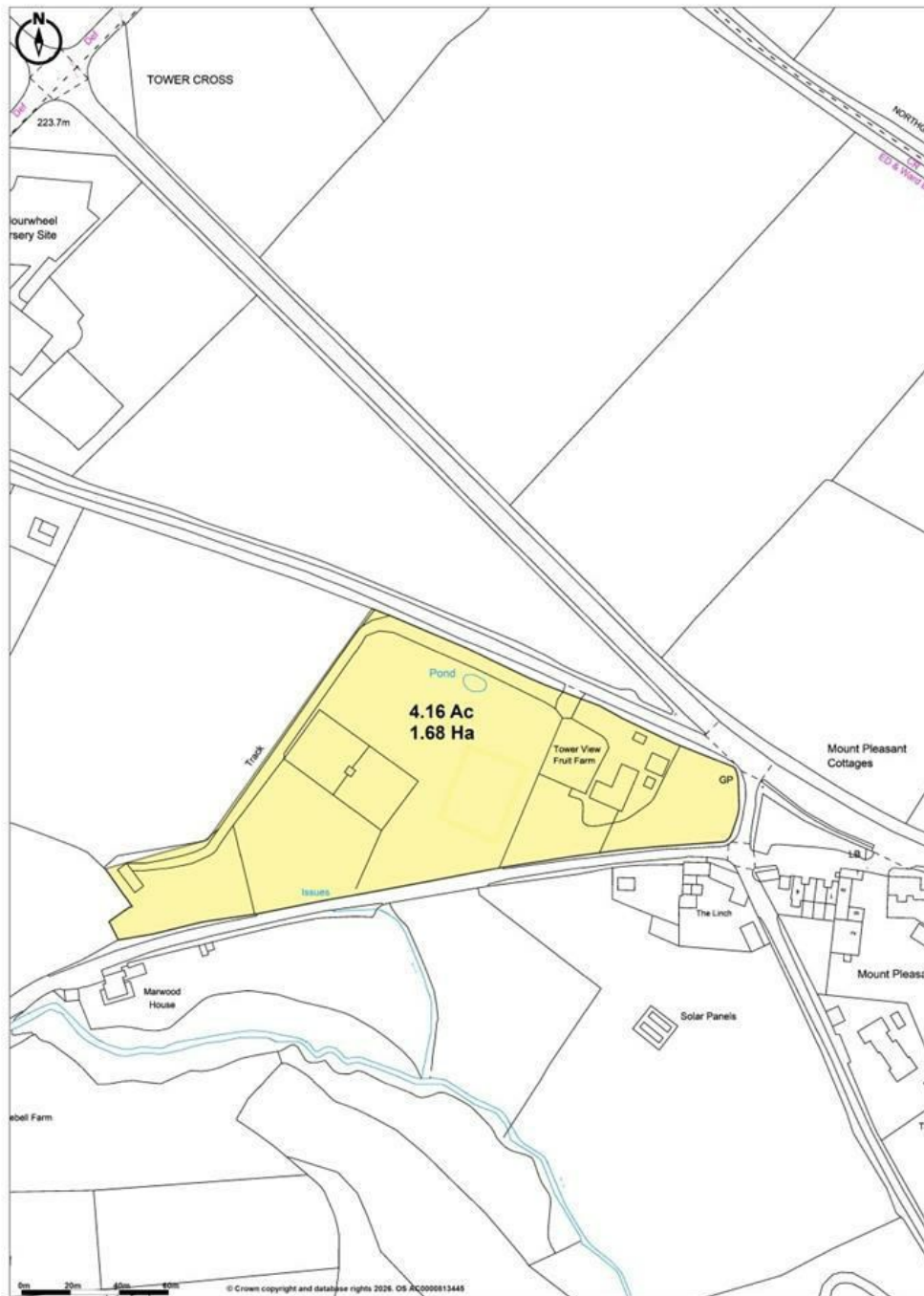
East Devon District Council Tel: 01404 515616
Council Tax Band: D

DIRECTIONS

What3Words: [:///drivers.sunflower.coins](#)
From Honiton, take the A35 heading towards Axminster. Continue out of the town, up the hill to Tower Cross then turn right into Tower Road. Take the first left off Tower Road and follow the lane down to the property entrance which will be on the right.

VIEWINGS

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.



Tower View Farm , Offwell, Honiton



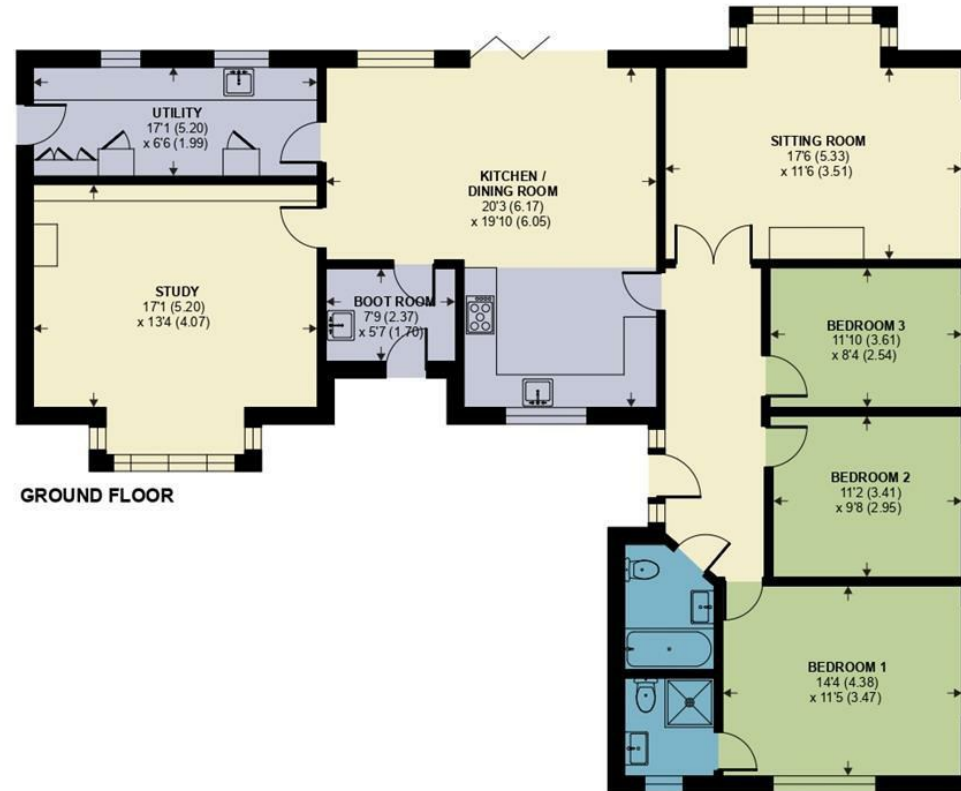
Approximate Area = 1582 sq ft / 146.9 sq m

Garage = 449 sq ft / 41.7 sq m

Barn = 135 sq ft / 12.5 sq m

Total = 2166 sq ft / 201.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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). © n°che.com 2026. Produced for Symonds & Sampson. REF: 1494698



AxAg/ACG/Aug26



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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