



Ellishayes Farmhouse







Ellishayes Farmhouse Combe

Honiton, Devon, EX14 4UQ

What3Words for parking: ///memory.riders.gained

A beautifully presented Grade II Listed farmhouse situated in idyllic location with stunning countryside views.

- Grade II Listed Farmhouse
- Adaptable Accommodation
- Paddocks and Copse
- Large Yard Area
- Freehold
- 16th Century Character
- Countryside Views
- Stables and Outbuildings
- In all just under 14 Acres
- Council Tax Band G & A

Guide Price £1,350,000

Stags Honiton

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SITUATION

Ellishayes Farmhouse occupies a discreet and peaceful rural position within the unspoilt countryside of the Blackdown Hills National Landscape, set within the parish of Combe Raleigh. The house enjoys an idyllic outlook across the surrounding farmland, providing a strong sense of privacy and seclusion. Despite its quiet setting, the property is well located for access to the market town of Honiton, which offers an excellent range of shops, schooling and leisure facilities, together with a mainline railway station and convenient connections to the A30 and A303.

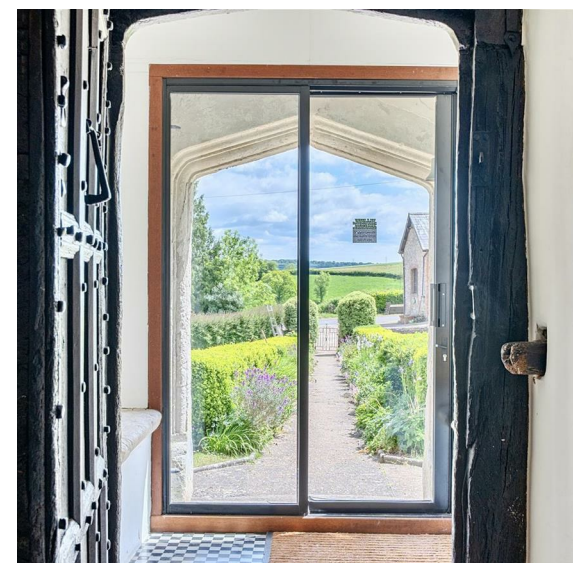
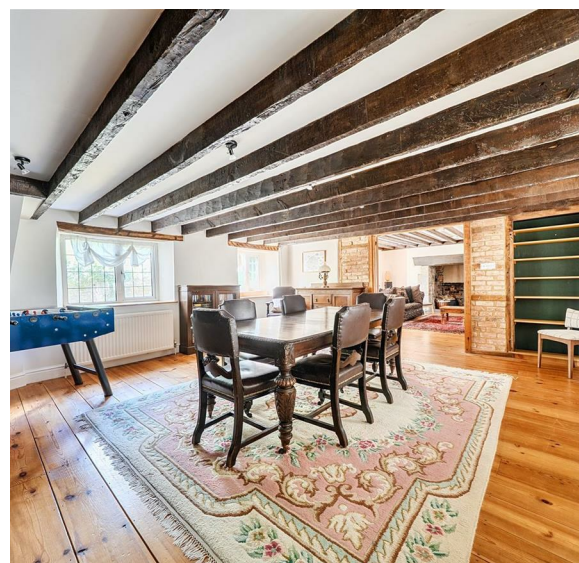
DESCRIPTION

Ellishayes Farmhouse is a most attractive Grade II Listed stone farmhouse of early 16th century origin, recorded on the National Heritage List for England for its architectural and historic interest. Historic England notes the impressive symmetry of the principal elevation, the fine two-storey gabled porch with moulded Tudor-arched doorway and high-quality mullioned windows, together with surviving period features including stone fireplaces, exposed beams and decorative plasterwork. There are magnificent stone mullion windows and to the rear Upvc windows and doors, put in a long time ago, no listed building consent can be found for these newer windows.

ACCOMMODATION

The property is currently arranged as two distinct parts. The principal residence offers well-proportioned accommodation arranged over two floors and includes multiple reception rooms, a traditional kitchen arrangement and four bedrooms.

In addition to the main house, there is a former ballroom/ large studio space at ground floor level, together with annexe-style accommodation on the first floor. This secondary accommodation comprises a kitchenette and living/ bedroom area, as well as a shower room and a separate double bedroom with en suite bathroom, providing flexibility for multigenerational living, guest accommodation or home working.





OUTSIDE

Arranged around a central yard area to the rear of the house is a large two-storey stone barn, partly utilised as a substantial utility area with cloakrooms and useful storage space, offering further potential subject to the necessary consents.

Beside the house is a large tractor shed providing practical agricultural storage. Beyond the main yard, accessed via a stone track, is a well-arranged stable yard comprising three stables together with a block-built barn and a separate hay barn, all positioned around a traditional stone yard.

The property is accessed by a shared drive owned by the neighbouring property, and extends to just under 13.78 acres and including paddocks and a small copse, offering a combination of amenity and grazing land, and enjoys attractive views across the surrounding countryside.

ENVIROMENTAL STEWARDSHIP

Please note the land is currently part of a Mid Tier Countryside Stewardship agreement until the end of 2027. More details from the agents.

SERVICES

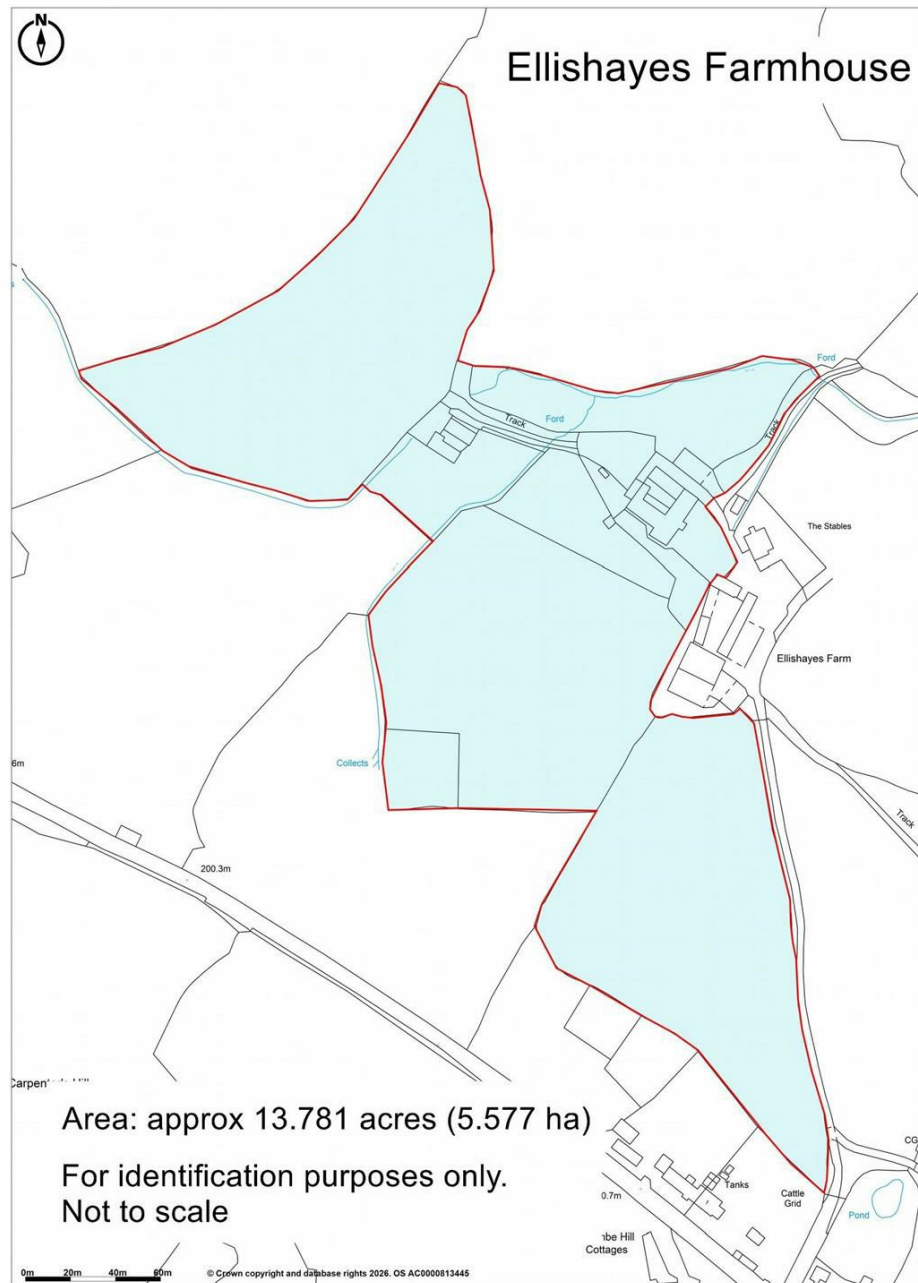
Mains electricity. Water supplied by both private well and mains. Oil fired central heating. Septic tank (not tested). LPG gas bottled cooking. Oil-fired Aga. Three Log burners.

Standard broadband, Starlink or Fixed wireless from Voneus recommended, mobile signal outdoor via O2, Three, variable via EE and Vodafone (Ofcom). Council Tax for the Primary Residence - Band G. Council Tax for the Annexe - Band A.

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		45	77
England & Wales		EU Directive 2002/91/EC	



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LANDMARK INFORMATION

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