



Roger Hemming

ESTATE AGENTS



FORGE FARM Colyton Lane, Northleigh, Colyton EX24 6BJ

An elegant former farmhouse with 5 bedrooms, ample living space, useful stables & outbuildings, attractive gardens & grounds of c.5+ acres & situated within a pretty East Devon village.

ASKING PRICE

£1,000,000



If you've a cherished classic car or two, a restoration project waiting for your attention or simply need some proper workshop and storage space, Forge Farm could be quite a find. The stables and outbuildings open up all sorts of possibilities and you certainly don't need to own a horse to appreciate them, but that's only part of the story...

This is a home you can settle into and enjoy, with space around you for the things you love doing. Whether you're tinkering with a car at the weekend, making room for another hobby or simply glad to have storage that doesn't involve squeezing past the lawnmower, there's a lovely sense of freedom here.

Forge Farm sits in the heart of Northleigh, a small East Devon village midway between Honiton and Colyton. The farmhouse has five double bedrooms and plenty of room for family life. Step through the front door and you'll find a welcoming entrance hall leading to the main rooms. The kitchen feels like the place everyone will gather, with a handsome Aga at its centre. There's also an elegant living room and a separate dining room, ready for family celebrations and those evenings when everyone stays around the table a little longer. A study gives you a quiet place to work from home.

One of our favourite rooms is the custom-built conservatory. It looks across the broad lawn towards open fields and opens onto a large patio, so on warmer days you can drift easily between the house and garden.

Upstairs, the main bedroom has its own dressing room and a generous en-suite bathroom, with both a walk-in shower and a freestanding bath. The other four bedrooms are served by a large family bathroom.

A gravel driveway runs beside the farmhouse and leads through to the gardens and outbuildings. There's a double garage with an electric roller door, and the solar panels on its roof are owned outright, with no lease to consider. Beyond the lawn sits the stable block and yard, together with a feed barn and tack room. It's a remarkable amount of useful space, whether you have horses in mind or plans of an entirely different sort.

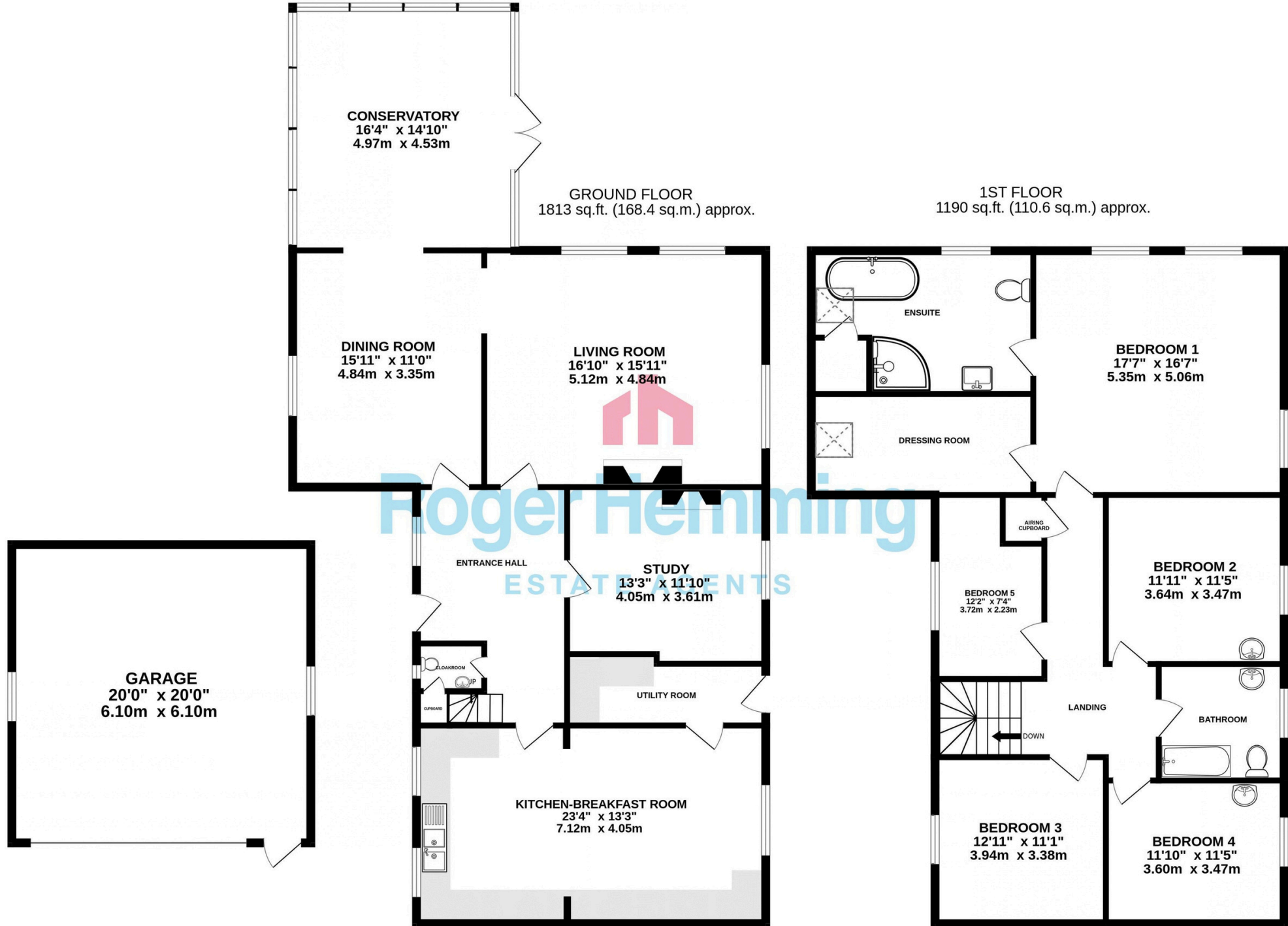
There are lovely countryside views from the house and garden, with a small stream running along the far boundary. Beyond the stream, a meadow of approximately four acres is also included in the sale.

Highlights

- ✓ ELEGANT FAMILY HOME
- ✓ FIVE BEDROOMS & TWO BATHROOMS
- ✓ TRADITIONAL FARMHOUSE KITCHEN & UTILITY ROOM
- ✓ LARGE CONSERVATORY & PATIO
- ✓ STABLES, ENCLOSED YARD & USEFUL OUTBUILDINGS
- ✓ FORMAL DINING ROOM
- ✓ TRIPLE ASPECT LIVING ROOM
- ✓ DOUBLE GARAGE & AMPLE PARKING
- ✓ GARDENS & GROUNDS OF c.5+ ACRES







TOTAL FLOOR AREA : 3003 sq.ft. (279.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



“

Forge Farm has room for family life, room to enjoy the countryside and, perhaps best of all, room for whatever you've always wanted to make time for. It's easy to picture life here taking on a rhythm of its own.

”

Outbuildings & Land





Roger Hemming

ESTATE AGENTS

Northleigh is a traditional village, set among the rolling hills of East Devon, just a short drive from Honiton and Colyton. There's an active community here, with the village hall at the heart of local social life and a variety of events bringing neighbours together.

The Jurassic Coast villages of Branscombe and Beer are around seven miles to the south, so a walk beside the sea or an afternoon on the beach can easily become part of everyday life. With lovely countryside all around, there's plenty to explore throughout the seasons.

There's a choice of primary and secondary schools in the surrounding area, including the excellent Colyton Grammar school, less than 5 miles away. Nearby Honiton has a good range of shops and everyday services, together with rail links to Exeter and London Waterloo. It's a lovely balance: room to enjoy village life and the countryside, with the practical things you need within easy reach.



Roger Hemming Estate Agents



01404 45343



Conway House, New Street,
Honiton, Devon, EX14 1HA



roger@rogerhemming.co.uk



www.rogerhemming.co.uk

**Call us to learn more or arrange
your visit today!**