



Harepath Farm







# Harepath Farm Harepath Hill

Seaton, , EX12 2SZ

///cakewalk.kept.wedge

Spacious 5 bed, 5 bath former farmhouse with beautiful gardens and big triple garage/workshop

- Grade II Listed
- Close to the coast
- Lots of character
- Triple garage and workshop
- Freehold
- Edge of village
- 5 bedrooms (all en suite)
- Glorious gardens
- Private parking
- Council tax band G

Guide Price £800,000

## Stags Honiton

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

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

## The London Office

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

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

The property is set in a convenient edge of village position on the outskirts of Colyford, within the East Devon National Landscape and close to the Jurassic Coast.

The nearby coastal towns of Seaton, Sidmouth and Lyme Regis provide a range of beaches and leisure opportunities, while the historic market town of Colyton, approximately 2 miles away, offers day to day amenities including shops, schooling and medical facilities. Axminster, about 6 miles distant, provides mainline rail connections to London Waterloo.

## DESCRIPTION

This impressive detached former stone and thatch farmhouse is thought to have origins dating back to 1480, retaining a wealth of period detail. Features include flagstone floors, timber windows, exposed beams, plank and muntin walling, a rare Beer stone fireplace dated 1613 and a substantial inglenook with bread ovens.

The ground floor is arranged around a central hall with cloakroom and boot room, leading to a dining room with Tudor fireplace and a double aspect sitting room. A study links to a further sitting room opening to the farmhouse kitchen with four oven Aga and fitted units. A utility and pantry are accessed to the rear.

On the first floor, five double bedrooms extend across the front elevation, all with en suite facilities, including a particularly spacious principal suite with freestanding bath and separate shower. The layout offers flexibility for family use or guest accommodation having been previously used as a B&B.

## GARDENS

The formal gardens are planted to the front of the house surrounded by low walls, this attractive space has two areas of lawn surrounded by well-stocked flower beds and shrubs. To the rear of the house the large lawned area is surrounded by mature trees with a raised vegetable area to one side. In all the property extends to just over ½ acre.





### TRIPLE GARAGE/WORKSHOP

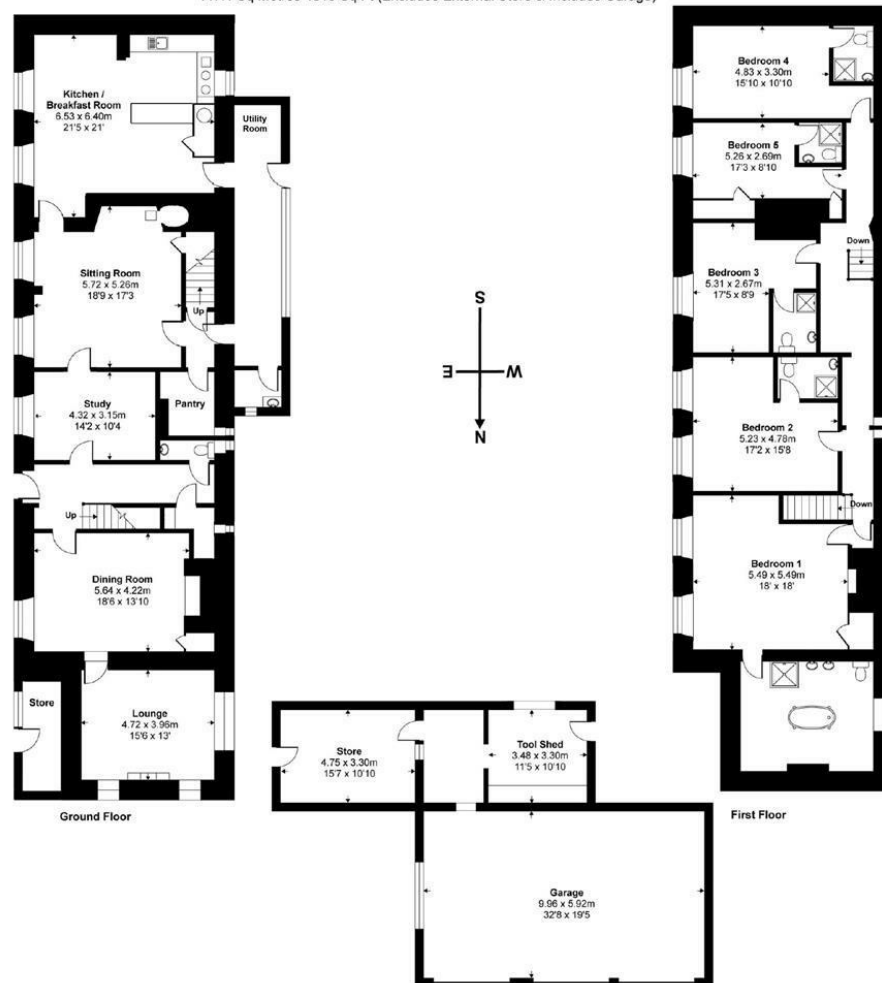
A shared access leads to an extensive parking area to the rear of the property and a substantial triple garage building. The garage provides three bays with parking in front and connects to a large workshop and stores to the rear, offering excellent storage or workspace potential. A further area to the side is currently used as a patio but could be adapted for additional parking if required.

### SERVICES

Mains electricity and gas. Gas fired central heating. Private water (UV filtration). Private drainage. Fire and smoke alarms with emergency lighting. Superfast broadband up to 54 Mbps, mobile signal good outdoor (Ofcom).



Approx. Gross Internal Floor Area  
447.1 Sq Metres 4813 Sq Ft (Excludes External Store & Includes Garage)



Copyright nichecom.co.uk Produced for Stags  
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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.



