

Symonds  
& Sampson

# Little Raleigh

Hand & Pen Lane, Whimple, Exeter, Devon

# Little Raleigh

Hand & Pen Lane  
Whimple  
Exeter  
Devon EX5 2PW

Excellent smallholding/equine property, with two-bedroom bungalow for improvement surrounded by 6.28 acres, in a convenient location. Gardens, orchard and level pastureland, with garage and adaptable modern farm buildings.



- 2-bedroom bungalow with potential (STPP)
- Modern general-purpose farm building
  - Attractive gardens & orchard
  - Convenient location close to Exeter
    - No onward chain
- Level pastureland with good access and road frontage
  - In all about 6.28 acres (2.54 ha)
- Available as a whole or in up to two lots

Guide Price **£625,000**

Freehold

Axminster Agricultural  
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## SITUATION

Little Raleigh is located in Strete Raleigh, a rural location, about a mile from the centre of the village of Whimple, yet is only a short commute from the city of Exeter via the A30. The village has a thriving community with a well-stocked village store, primary school, two public houses, ancient church, cricket club, play area and a doctor's surgery. The property benefits from excellent communication links with a train station at Whimple on the Waterloo line giving access to Exeter and London, easy and fast access to the A30, M5 and Exeter International Airport. The well-regarded Jack in The Green restaurant is close by at Rockbeare.

The Cathedral City of Exeter offers a further range of cultural, recreational and shopping facilities. Ottery St Mary and Honiton are nearby offering a good selection of amenities including independent shops and supermarkets. The coast at Sidmouth or Topsham is also easily accessible, providing coastal walking, fishing and swimming. Access is easy to both the M5 and A303 providing excellent links to London, Exeter and beyond.

## LOT 1 BUNGALOW, BARN AND 3.56 ACRES (1.44 HA)

The bungalow was built for the vendor's grandparents in 1956 and has been in the same family ownership some 70 years, previously farming next door at Strete Raleigh Farm. The property is constructed of part-rendered brick elevations under Redland roof tiles. It is filled with light from good-sized double-glazed windows, and several rooms are double aspect, with attractive views over the gardens to the countryside beyond. This versatile property could now benefit from modernisation or extension, alternatively this excellent plot may offer the opportunity for a new replacement dwelling (STPP).

Please see floorplan for accommodation and measurements



## OUTSIDE

The bungalow is set well back from the lane at the end of its driveway, with the garden laid to lawn flanked by shrubs to the front. The driveway leads up to a parking area by the Garage (7.83m x 3.86m) with a log store to the rear. Adjacent to the garage is a steel framed block and profile General Purpose Farm Building (10.50m x 6.40m) with a manual roller door.

## THE LAND

The mainly level pasture is divided into two main paddocks together with an orchard, it surrounds the property offering protection and privacy. Mature hedges form the boundaries together with a small stream on the southern side adjacent to Lot 2. Ideal as a smallholding or for equestrian purposes.

## LOT 2 LAND AT MADGES CROSS 2.72 ACRES (1.10 HA)

Lying to the south of Lot 1 is a further level pasture paddock with long road frontage and good access via its own separate gateway.





## SERVICES

Lot 1: Main water. Main electricity. Private drainage. Night storage heaters.

Broadband : Superfast available. Mobile Network Coverage : Good outdoor, variable in-home. Source - Ofcom.org.uk

Lot 2: Natural water supply from stream

## TENURE

Freehold with vacant possession upon completion.

## RIGHTS OF WAY

No public rights of way affect the property.

## OVERAGE - LOT 2 ONLY

The contract for Lot 2 will include an overage/uplift clause. Therefore, if planning for residential development of the land was granted within 25 years, the vendors would be entitled to a 25% uplift in value. See Agents for details.

## MATERIAL INFORMATION

1. We cannot confirm if the septic tank conforms to the current regulations.
2. We understand that Closed cell roof foam insulation is present in the roof space.

## SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter. Golf at Woodbury or Honiton. Sailing on the coast at Topsham.

## LOCAL AUTHORITY

East Devon District Council. Tel: 01404 515616  
Council Tax Band: E

## EDUCATION

Primary schooling at Whimple. State secondary schools at Kings School or Clyst Vale Community College and the excellent Colyton Grammar School. Independent Schools in the area include Blundells at Tiverton and the Exeter Schools.



## DIRECTIONS

From Daisymount roundabout on the A30 proceed towards Whimble and Rockbeare, passing East Devon Crematorium. At Hand & Pen crossroads turn left into Hand & Pen Lane, signposted Strete Raleigh. The property will be on the left-hand side after about 400 metres.

What3words ///insiders.amplifier.leans

## VIEWING

Strictly by prior appointment with the sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.



# Hand & Pen Lane, Whimble, Exeter

Approximate Area = 977 sq ft / 90.7 sq m (excludes lean to)

Outbuilding = 189 sq ft / 17.5 sq m

Total = 1166 sq ft / 108.2 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
		<b>69</b>
	<b>35</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1455438



AxAg/ACG/May26



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