



# WYKE FARM

Axminster, Devon



# A BEAUTIFULLY SITUATED EAST DEVON FARMSTEAD WITH LISTED FARMHOUSE

With three high quality holiday cottages and extensive pastureland, with stunning rural views

## Summary of accommodation

**Ground Floor:** Principal double reception room | Sitting room | Kitchen/dining/family room | Boot room | Cloakroom | Utility room

**First Floor:** Principal bedroom with large en suite | Two further bedrooms | Family bathroom

**Cottages:** Two x three bedroom, one x one bedroom holiday cottages around a courtyard

**Outside:** Garage building with carport, workshop and studio/office | Landscaped gardens and terraces  
Extensive range of pasture paddocks | Woodland

**In all about 48.31 acres**

**Distances:** Axminster 2 miles, Lyme Regis 6 miles, Honiton 11 miles  
(All distances are approximate)

## SITUATION

Wyke Farm is situated amidst rolling countryside near the borders of Devon, Dorset and Somerset, close to the pretty hamlet of Wyke, below the slopes of Trinity Hill, above the beautiful River Axe valley and overlooking the East Devon National Landscape area, just to the south of Axminster.

The bustling market town of Axminster has a good range of local amenities, including supermarkets, independent shops, restaurants, cafés, a weekly farmers' market, sports centre, swimming pool and hospital.

Also nearby is the attractive and historic seaside town of Lyme Regis, with its sandy beaches, Regency seafront, iconic harbour and The Cobb, together with a wide selection of restaurants, pubs and cafés. The town is situated within the famous Jurassic Coast World Heritage Site, offering excellent opportunities for coastal walking, fishing and swimming.

Very close by is Hugh Fearnley-Whittingstall's River Cottage HQ, hosting a variety of events and courses, as well as the River Cottage café.

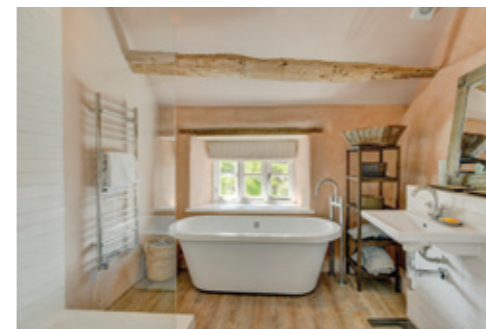
There is a very good golf course at Axmouth and several schools in the area including the renowned Colyton Grammar School, primary and secondary schools in Axminster, The Woodroffe School in Lyme Regis, and a choice of private schools in both Exeter and Taunton.

There is a railway station in Axminster with mainline connections to London Waterloo, and quick access onto the A35, leading to Honiton and the A30 east to the A303 towards London, or west to the university and cathedral city of Exeter, where there is an international airport.

## THE PROPERTY

Wyke Farm is a most delightful and charming East Devon farmstead situated at the end of a long private drive in a lovely rural setting with glorious views across the surrounding rolling countryside.





The property consists of the main farmhouse, which is Listed as being of architectural or historical interest, Grade II, and associated range of traditional barns which have been converted to comprise three holiday cottages, as well as landscaped gardens and extensive range of pastureland and woodland.

The house is stated as being circa 16th/17th century and, since buying the property in 2008/2009, the current owners have entirely and thoroughly restored and renovated it to a high standard, whilst taking care to retain the period character and charm, including converting the barns into the holiday cottages. Features include stone paved flooring and exposed beams and roof timbers and the main living areas include the lovely, spacious family room at the front of the house with large stone fireplace with former bread oven and woodburner and door to the gardens, the cosy sitting room, and the kitchen/dining/family room with Travertine flooring, fitted kitchen and French doors out to the terrace and gardens.

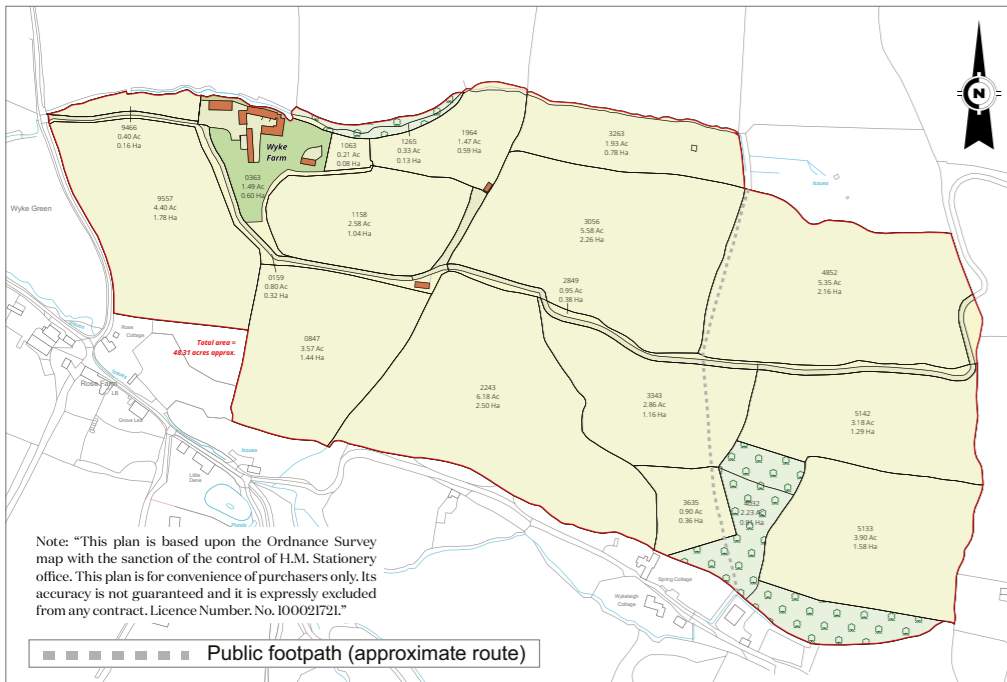


From the principal double reception room a spiral staircase rises to the first floor incorporating the fabulous and impressive full height principal bedroom with exposed roof timbers and en suite shower room with bath and shower cubicle.

Adjoining the house, and arranged around an attractive courtyard, a range of traditional stone and timber-clad barns have been thoughtfully converted into two delightful, high-quality, comfortable and well-equipped holiday cottages: The Dairy (one bedroom) and Apple Barn (three bedrooms), the latter benefiting from a decked terrace enjoying glorious rural views. On the other side of the courtyard, a further detached stone and timber-clad barn has been converted to form The Shippon (three bedrooms), also with an enclosed terrace enjoying stunning long-distance countryside views.

The overall layout offers a notably flexible design, well suited to a variety of uses including multi-generational living, co-living arrangements, or continued and expanded holiday letting. The current owners have established a successful holiday letting business, and the property presents significant scope for further diversification, with the potential to maximise income from both the existing accommodation and the wider land resources, subject to any necessary consents.





The entrance drive leads up to a broad gravel parking and turning area below the house and cottages and beside which is the timber framed and clad garage building with pitched slate roof comprising the carport for three vehicles, workshop and stairs to a loft room suitable as a studio/home office.

In front of the house, and on the south side, are delightful sheltered landscaped gardens with well stocked terraced plant beds and a flight of steps rise up through further gardens to a terrace at the top, providing an idyllic outside sitting and dining area benefiting from the stunning views across the surrounding countryside. Beside the terrace is a timber outbuilding providing storage and containing the water tank and filtration/treatment equipment.

Above the gardens is a small orchard area and, essentially to the south and east of the house and gardens, is an extensive range of gently sloping pasture paddocks, divided by banks and hedges. On the south eastern side of the land is an attractive plantation of semi-mature mixed native broadleaf woodland. A stony track leads up from the courtyard, through the fields, to a timber storage/lambing shed. From the land there are spectacular long distance views across the surrounding, rolling, East Devon countryside. In all the gardens and grounds extends to 48.31 acres.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Rights of Way:** There is a public footpath across a part of the land which is far away from the house.

**Services:** Mains electricity. Private water and drainage. Oil fired heating. Underfloor heating is the house, Dairy and part of the Applebarn (whole of the northern wing).

**Local Authority:** East Devon District Council: 01404 515616

**EPC:** Wyke Farm – C, Haybarn – C

**Council Tax:** Band E

**Directions:** EX13 8TN



Approximate Gross Internal Area = 823.3 sq m /8862 sq ft (excluding terrace)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

**Florence Biss**  
01392 423111  
florence.biss@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

[knightfrank.co.uk](https://knightfrank.co.uk)

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