



Symonds
& Sampson

Halshayne Manor Farm

Widworthy, Honiton, Devon

Halshayne Manor Farm

Widworthy, Honiton,
Devon EX14 9JS

A charming 5 bedroom Arts and Crafts country house set in a hidden valley, extending to 44.30 acres (17.93 ha).

One bedroom cottage, studio annexe, versatile traditional barns, stabling and outbuildings. Mature landscaped grounds with a pond, pasture paddocks and broadleaf woodland.



 44.30 acres (17.93 ha)

- Charming period house with separate cottage
- Ideal rural retreat surrounded by unspoilt countryside
 - Adaptable traditional barns with additional accommodation
 - Mature gardens and grounds
 - Stables and useful outbuildings
 - Pastureland and native woodland
 - Conservation and ecological appeal

Freehold

For Sale by Private Treaty

Axminster
01297 33122
rwillmington@symondsandsampson.co.uk





SITUATION

Halshayne Manor Farm is set in a secluded, sheltered position, at the end of a no-through road, in a hidden valley surrounded by the rolling hills and wooded coombes of the East Devon National Landscape (AONB). Close by is the pretty 14th century church of Widworthy dedicated to St Cuthbert, and the village of Wilmington (1.4 miles), with its Public House and village hall. The bustling market town of Honiton (4.6 miles) has a wide range of amenities including a swimming pool and leisure centre, as well as a mainline station on the London Waterloo line. Within easy reach is the World Heritage Jurassic Coast, with Lyme Regis (11miles) with its famous Cobb and sandy beach or



Sidmouth (12.1 miles) with its excellent leisure facilities including a cinema and a Waitrose supermarket. Whilst surrounded by unspoilt countryside, with excellent walking, riding and cycling opportunities, there are good road and rail communications providing easy access to London via the A30/A303 and the motorway network. The thriving Cathedral City of Exeter (21 miles) has excellent shopping, cultural, educational and leisure facilities. There is access to the M5 motorway and the international airport. Tiverton Parkway provides a mainline service to London Paddington.

THE PROPERTY

Halshayne Manor Farm is the south facing, principal part of a Victorian house built in 1890 on the foundations of

a much older farmhouse. The origins of the farmstead, are recorded in the Close Rolls of 1383, as part of the historic estate of Widworthy Manor. After a fire in the 1880's, the property was extensively rebuilt in the Arts and Crafts style. In more recent history, Halshayne has been extended and sensitively divided into two unique residences. The later addition, Halshayne Wing has separate access and is discreetly located to the east of the courtyard. This quintessential late Victorian house is built of mellow local stone with brick quoins and dressings under a decorative tiled roof. Much of the charm and character of the house remains, which is evidenced by original features including bay windows, decorative roof tiles and barge boards, inside there are some original

tiled floors and fine fireplaces. Downstairs the drawing room features a fine decorative plaster ceiling, whilst the library has a woodburner, perfect for cosy evenings. The kitchen has solid wood bespoke units, Aga and Belfast sink. The adjacent dining room features an inglenook and smoke chamber from the original dwelling. Both rooms open into the light-filled morning room giving access to the garden. Upstairs the accommodation features a main bedroom with two ensuites and a walk-in wardrobe, with four further bedrooms, one with an ensuite shower room and a family bathroom. An exacting scheme of restoration and maintenance has been carried out in recent years including installing underfloor heating throughout most of the ground floor of the main house and studio annexe. Halshayne Manor Farm offers a versatile rural haven, with the land offering protection and utility, whilst the flexible outbuildings offer potential to customise the accommodation for multi-generational living or providing an income.

Please see floorplan for accommodation and measurements.

OUTSIDE

The property is approached over a driveway which sweeps behind the house, to a generous parking area and garaging. The front courtyard garden provides a timeless setting, with a magnificent magnolia providing shade for the stone terrace. An opening in the run of barns leads to stone steps giving access to a further garden below, with lawns and flower beds enclosed by box hedging. Beyond the outbuildings is a woodland garden with fine specimen trees surrounding a pond with an island. This is overlooked by an octagonal 9' cedar **Summer House**, providing a year-round bespoke writer's retreat with underfloor heating, internet connection and a phone connection to the house.

HALSHAYNE COTTAGE

Attached to western wing of the courtyard, this pretty stone one bedroom cottage has been recently improved and completely re-roofed to install a 'warm roof'. The cottage has been previously rented out to provide an income or could be used as extra accommodation.

Please see floorplan for accommodation and measurements.





OUTBUILDINGS

To the front of the house is a handsome L-shaped range of traditional former farm buildings, largely built of local stone under completely renovated tiled roofs with integral 'warm roof' and full wall insulation throughout. The **South Barn Range** (38.75m x 6.38m) includes a magnificent Winter Study, with its mezzanine floor and adjacent gym. On the other side of the arch is a **Studio Annexe** which provides independent ground floor accommodation including en-suite bathroom and walk-in wardrobe. The tack room and tractor shed are attached to the **West Barn Range** (16.37m x 6.37m). This range includes a Wagon Shed and Stables with two loose boxes. Across the yard, on the opposite side of the drive are the following:

1. Steel framed **General Purpose Building** (22.61m x 9.63m) which could easily be converted to form American-style stabling or used for livestock housing / storage
2. **Garage** (9.52m x 6.71m)

THE LAND

To the south of the farmstead, accessed by a hard track, are the well-fenced gently sloping paddocks leading down to the stream, a tributary of the Umborne Brook. On the other side of the stream is a block of native woodland with rides cut through for access and a tucked away **Timber Cabin**, used as a hide for wildlife viewing or picnics. There is further pastureland and woodland to the west. The land

offers conservation and ecological appeal with a variety of habitats and wildlife. It will appeal to a range of lifestyle interests, whether equestrian, self-sufficiency or those seeking an unspoilt retreat. There is about 19.07 acres (7.72 ha) of pasture and 21.89 acres (8.86 ha) of woodland. In all about 44.30 acres (17.93 ha).

SERVICES

Halshayne Manor Farm: Mains electric. Private water. Private drainage. Solar panels. Oil-fired central heating.
Halshayne Cottage: Main electric. Private water. Private drainage. Electrical heating. Broadband: Standard available. There is mobile coverage in the area, please refer to Ofcom's website for more details.





MATERIAL INFORMATION

1. Halshayne Manor Farm is situated in Flood Zone 1, an area with a very low probability of flooding.
2. A fenced-off public footpath unobtrusively skirts the northern boundary.
3. Halshayne Manor Farm supplies water to Halshayne Wing for domestic use only.
4. A neighbouring property's water ram is situated in the woodland across the valley.
5. There is some asbestos pipework in the attic.

SPORTING

All rights are understood to be owned and included in the sale. Hunting with the Axe Vale Harriers. Racing at Exeter or Taunton. Golf at Honiton or Sidmouth. Sailing on the coast at Sidmouth or Seaton.

EDUCATION

Good primary schooling at Offwell. Good state secondary school at Honiton and the excellent Colyton Grammar School. Independent schools in the area include St John's Sidmouth, Blundells near Tiverton and the Exeter Schools.

LOCAL AUTHORITY

East Devon District Council. Tel: 01404 515616.
Council Tax Band: Halshayne Manor Farm G
Halshayne Cottage E





DIRECTIONS

From Honiton take the A35 east, at Wilmington turn right at Home Farm Hotel signposted Widworthy Church. Then take the next left passing the church, continue until the end of the lane (just over a mile).

What3words ///project.peachy.beep

VIEWING

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



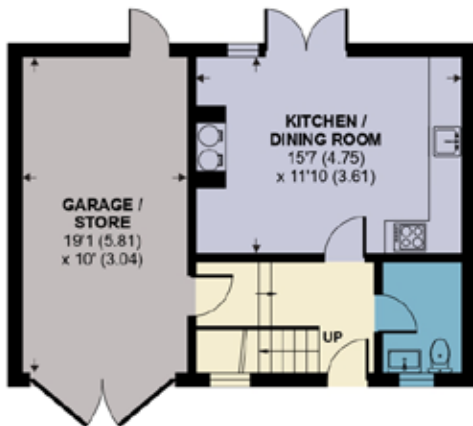




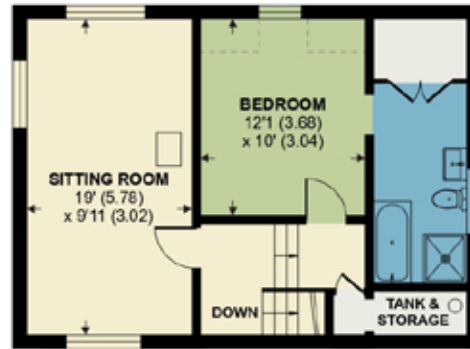
Halshayne Cottage

Approximate Area = 993 sq ft / 92.2 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Total = 1007 sq ft / 93.5 sq m
 For identification only - Not to scale

Denotes restricted head height



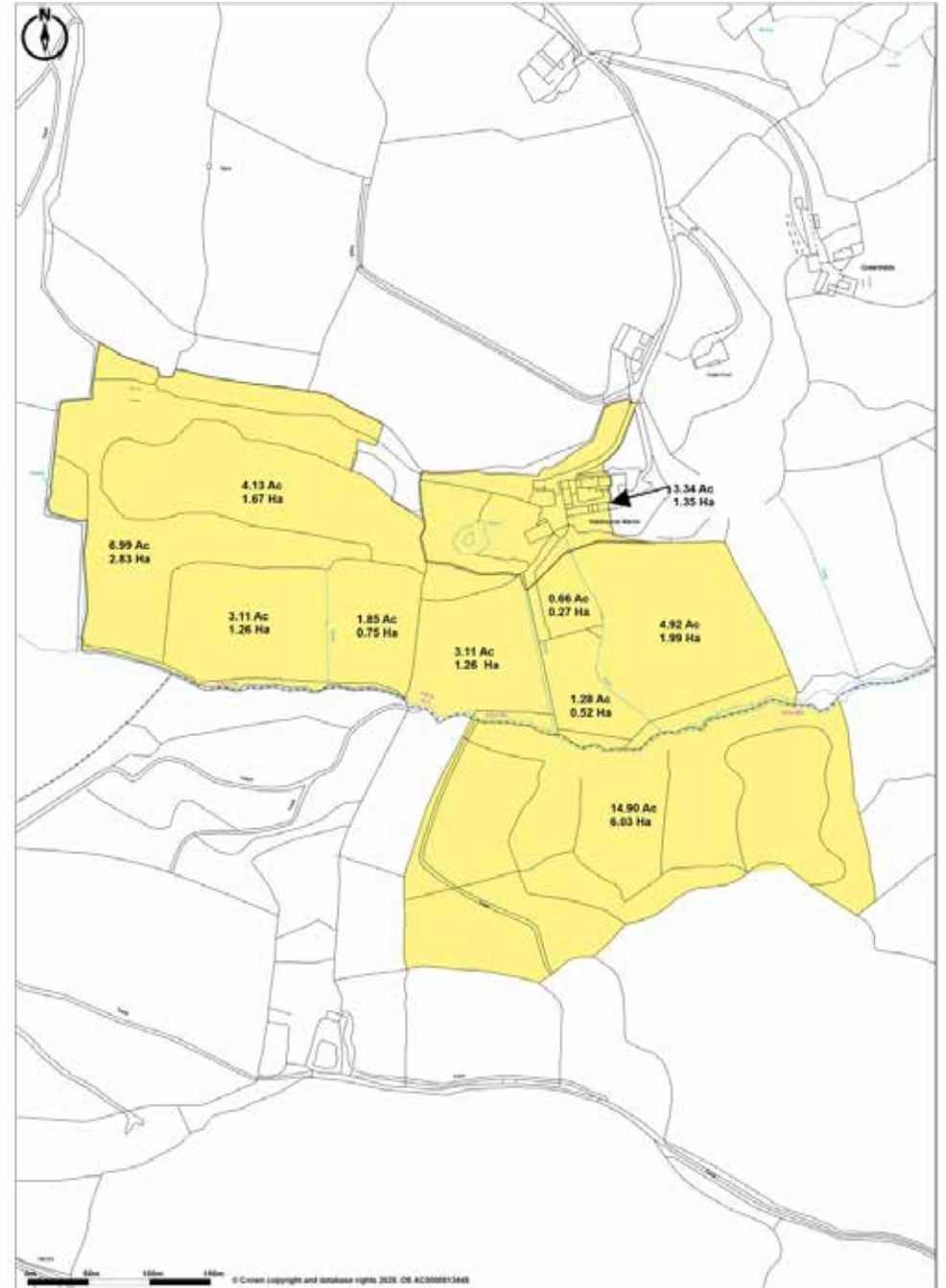
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © n2i/econ 2025. Produced for Symonds & Sampson. REF: 1312448



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 LANDMARK INFORMATION

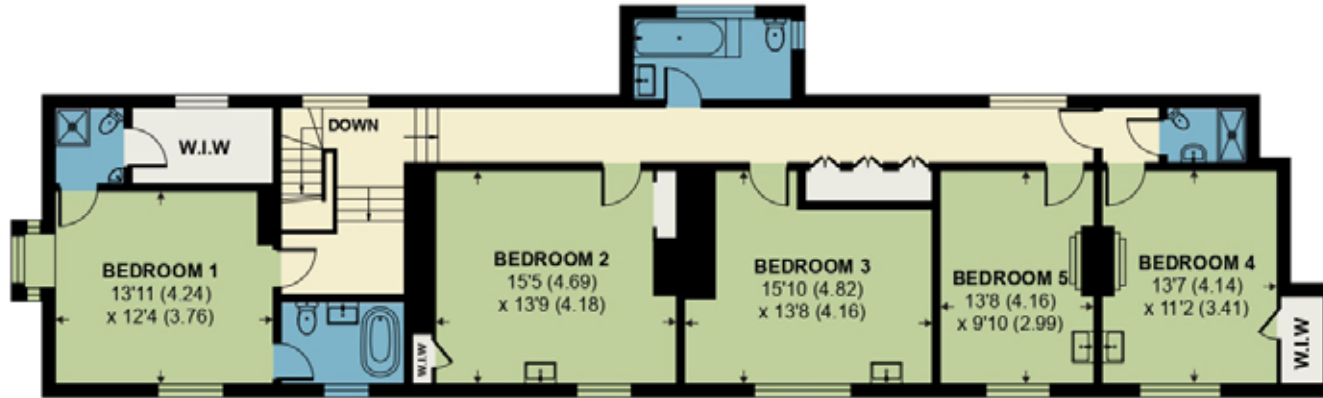
© Crown copyright and database rights 2025. OS AC900013448
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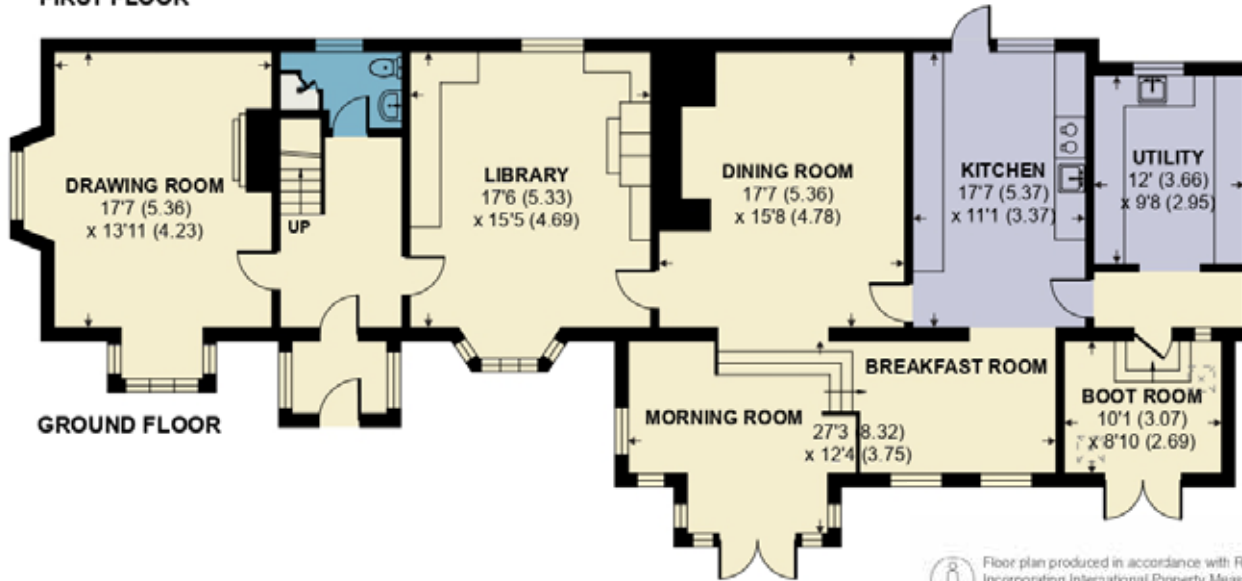
Widworthy, Honiton

Approximate Area = 3190 sq ft / 296.3 sq m

For identification only - Not to scale

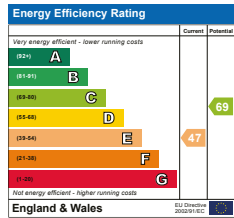


FIRST FLOOR

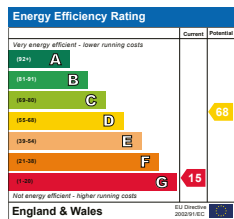


GROUND FLOOR

Halshayne Manor Farm



Halshayne Cottage



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AX/ACG/0326



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Trinity Square
Axminster EX13 5AW



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