



Cartmoor Farm







# Cartmoor Farm Stockland

Honiton, Devon, EX14 9BZ

Stockland 1.5 miles Lyme Regis What3Words Location - [///blogging.sonic.grid](http://blogging.sonic.grid)

Exceptional period farmhouse with equestrian facilities in an idyllic Blackdown Hills setting

- Detached period farmhouse
- Elevated with Fantastic Views
- Almost 3,000 sqft house
- About 11.45 acres
- Council Tax Band G
- Private Blackdown Hills Setting
- Four double bedrooms
- Paddocks and woodland
- Equestrian facilities and outbuildings
- Freehold

Guide Price £1,500,000

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## SITUATION

Cartmoor Farm occupies a private and elevated position at the end of its own driveway, set within unspoilt Devon countryside on the rural edge of the popular village of Stockland. The property enjoys far reaching easterly and southerly views across adjoining farmland to rolling hills beyond in the Blackdown Hills National Landscape (formerly known as AONB).

Despite its peaceful setting, the property is conveniently located less than a mile from the Stockland Straight, providing access to both the A35 and A303. Stockland offers a thriving village community with a primary school, village hall, church and well regarded public house. Further amenities can be found in the nearby village of Dalwood, while the market towns of Honiton and Axminster provide a wider range of shops, schools and mainline rail services.

The Jurassic Coast at Lyme Regis lies approx. 13 miles to the south

## FARMHOUSE

Cartmoor Farm is a substantial detached stone farmhouse which has been the subject of a comprehensive programme of extension and improvement during the current ownership. The house now offers well balanced and flexible accommodation, ideal for modern family living while retaining a strong sense of character.

A welcoming entrance hall leads to a formal dining room with wood burning stove. From here, the impressive vaulted sitting room extension provides a stunning focal point, featuring Oak flooring, a further wood burner and full width bi-folding doors opening onto the terrace and views beyond. A glazed walkway incorporates a snug seating area and gives access to a separate study.

The bespoke kitchen breakfast room is fitted with granite worktops, an oil fired Aga, walk in pantry and a generous utility room with cloakroom beyond.

On the first floor are four well proportioned double bedrooms, all served by high quality bath or shower rooms, including two en suites and a large family bathroom





## OUTSIDE

The property approached via a private driveway leading to ample parking and a wide range of outbuildings. The gardens and grounds extend to approximately 11.4 acres and are arranged to suit both leisure and equestrian use.

The formal gardens close to the house include areas of lawn, established planting, several seating areas, a productive vegetable garden, fruit trees, two greenhouses and a garden shed. Below the house is a heated outdoor swimming pool with changing room.

## EQUESTRIAN FACILITIES

Equestrian facilities include five post and rail paddocks, several field shelters, a level manège and a five bay stable block with tack room, rug room and additional storage.

Further outbuildings include two timber framed buildings, one currently used as a workshop, and a stone barn offering excellent potential for annexe accommodation, subject to the necessary consents.

## SERVICES

Mains electricity. PV panels and EV charger.

Private water supply from a well on the land

Private drainage via septic tank - in full working order, but does not conform to current regulations

Oil fired central heating

Broadband - Fibre connected via gigaclear (up to 1,000 Mbps)

Mobile - Good outdoor via EE and O2, Variable via Vodafone and Three (Ofcom).

## What3Words Location

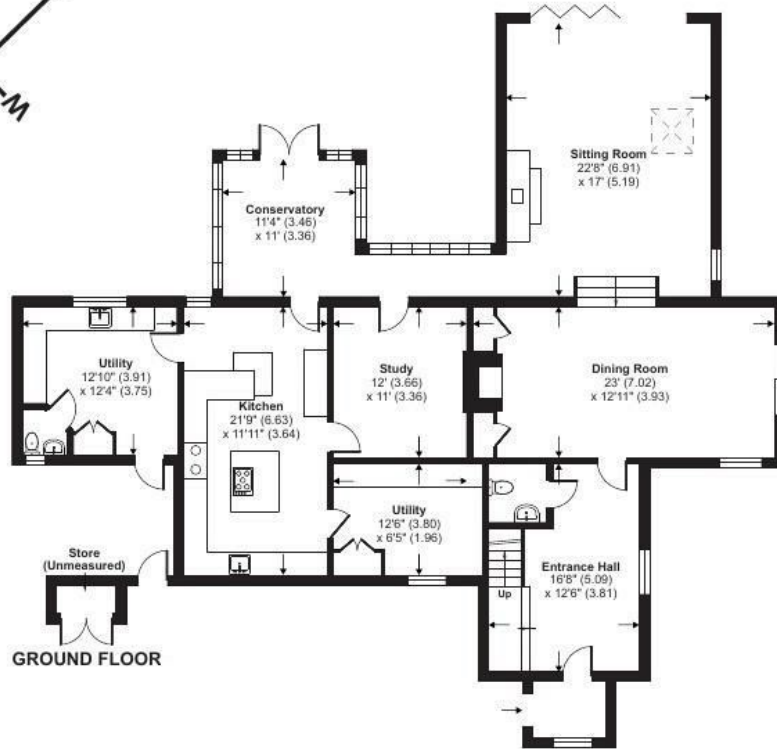
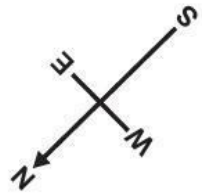
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Approximate Area = 2957 sq ft / 274.7 sq m (excludes store)

Outbuildings = 2427 sq ft / 225.4 sq m

Total = 5384 sq ft / 500.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1430451



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



