



Symonds
& Sampson

Coly House

Colyford, East Devon

Coly House

Swan Hill Road
Colyford, Colyton
Devon, EX24 6HE

An elegant 5 bedroom Georgian Grade II listed house, well situated in the popular village of Colyford, close to the coast. Range of adaptable outbuildings, surrounded by level gardens and grounds, with an enclosed kitchen garden. In all 1.60 acres (0.65 ha).



- Elegant Georgian house with classical proportions
- Private village location with views over the Axe Estuary to the sea
- Sought after village with a range of amenities
- Within walking distance of Colyton Grammar School
- Surrounded by charming, mature gardens
 - Range of versatile outbuildings
 - About 1.60 acres (0.65 ha) in all

Guide Price **£1,795,000**

Freehold

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THE PROPERTY

This elegant Georgian house dates back to 1820 when Captain John Impey, built Coly Villa on the site. The son of Sir Elijah Impey, the first chief justice of the supreme court in Calcutta and later an MP, John joined the Royal Navy at 13 years old. He sailed to Tahiti with Captain Bligh, of mutiny on the Bounty

fame, eventually rising to the rank of Admiral. The property was inherited by his daughter and son-in-law who renamed it Coly House. Four generations of the family lived at the property for over a century, until after the second world war. Coly House has rendered elevations under a slate roof and faces south across the level lawns towards the coast.



The generous and light-filled accommodation is arranged over two floors with the original cobbled wine cellar below. This quintessential Georgian house epitomises the classical style of the era with high ceilings, large windows, marble fireplaces and decorative details. The property has been well maintained with the roof replaced in 2025. The dining room has double doors opening into the elegant drawing room, featuring an original marble fireplace and full height sash windows. The adjoining garden room opens onto the sunny terrace and overlooking the gardens. The kitchen is flooded with light from the bay window. It features granite worktops, an island, integrated appliances and a pantry. Upstairs the principal bedrooms, including the dual aspect master suite have views over the gardens towards to the coast. There is an additional bathroom and separate shower room. As an alternative to the stairs there is a lift situated in the Library on the ground floor which provides access to the first floor landing.

See floorplan for accommodation and measurements.

OUTSIDE

The house is set back and well-shielded from the road. The sweeping driveway leads to the carriage return with access to the garage and generous parking area. To the south of the house is a large area of mature parkland featuring a magnificent Cedar of Lebanon. Beyond the side courtyard is the enclosed former kitchen garden with potting shed and attached traditional greenhouse (8.9m x 2.7m), now in need of restoration.

Adjoining the house is an integrated Garage (7.31m x 5.63m) with electric door. Set discretely off the driveway are:

Steel framed General Stores/Carport (6.9m x 8.9m)
Garage/Workshop (5.58m x 3.55m)

Situated to the rear of the house are a further range of substantial traditional stone outbuildings forming a courtyard, they comprise of:

Workshop/Former Butchery (7.18m x 5.68m), previously this building had planning permission for conversion to a carer's accommodation annexe.

Gardener's Stores & Workshop (14.58m x 3.11m) plus loft over.

It is considered that any of the outbuildings offer potential for conversion for residential or alternative uses (STPP).





SITUATION

Facing towards the sea, Coly House is set in a slightly elevated position in the village of Colyford. The village has two village pubs, a Post Office and general store, butchers, village hall and leisure centre. The coastal town of Seaton (1.5 miles) provides a wide range of facilities including two supermarkets. To the east Lyme Regis (6 miles) with its sandy beach, historic Cobb and Sidmouth to the west (9 miles) with a Waitrose supermarket. Whilst the popular coastal villages of Beer and Branscombe offer excellent opportunities for walking, bathing and fishing on the Jurassic coast. The county town of Exeter (26 miles) offers an extensive range of cultural, educational, recreational facilities and Exeter International Airport. The A30 at Honiton provides access to the A303 and the M5 at Exeter. Mainline rail services to London Waterloo run from nearby Honiton and Axminster, whilst a service from Exeter St David's operates to London Paddington.



SERVICES

All mains services connected. Superfast broadband is available. Good outdoor, variable in-home. Source – Ofcom.org.uk

PLANNING

The vendor has a planning application lodged with East Devon District Council (Ref 25/0999/FUL) for demolition of existing steel framed building, shed, driveway, timber fencing, removal of trees, relocation of highway access and driveway, erection of estate railings, planting and erection of detached (3 bedroom) dwelling. The application is at appeal stage (Appeal ref 6010068). Further details available on the EDDC planning portal or from the agents.

MATERIAL INFORMATION

1. The property lies within the Colyford Conservation Area.

TENURE

All freehold with vacant possession upon completion.



SPORTING

Racing at Taunton or Exeter. Golf at Lyme Regis or Honiton. Sailing on the coast at Lyme Regis or Topsham.

EDUCATION

Primary schooling at Colyton. Good state secondary schooling at Axe Vale Academy and at the outstanding Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

LOCAL AUTHORITY

East Devon District Council: Council Tax Band: H

DIRECTIONS

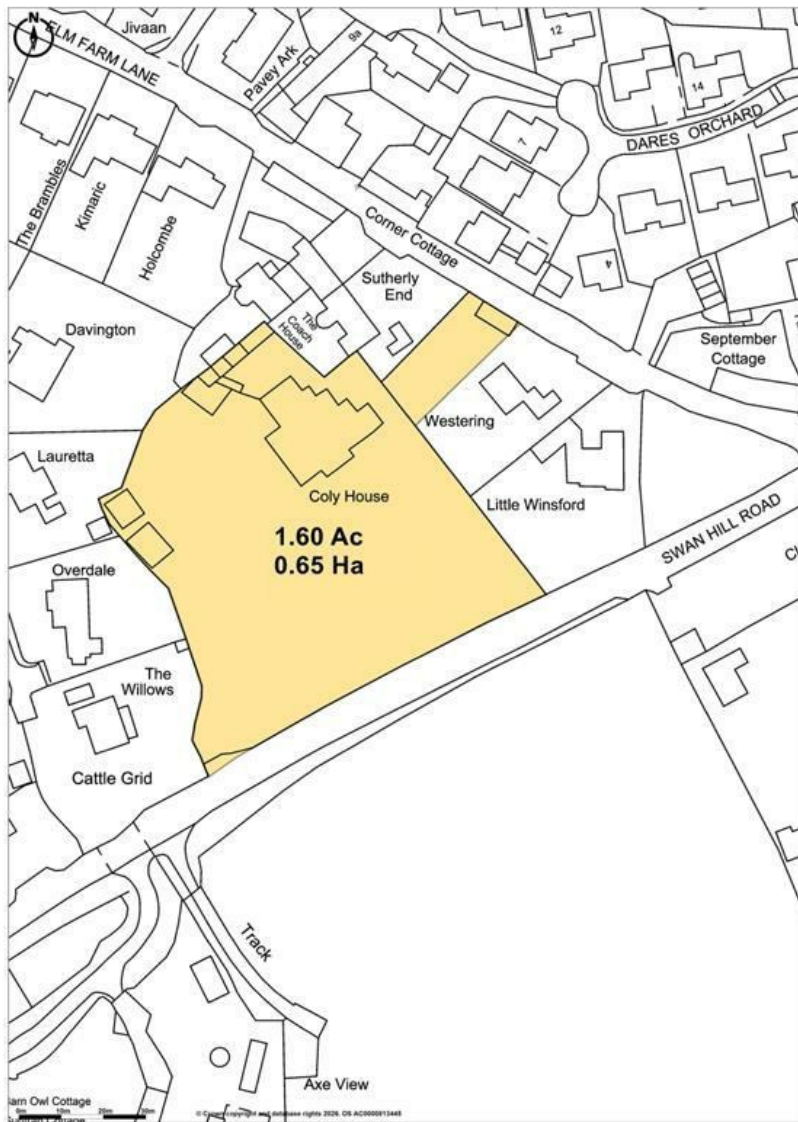
What3words [///jumbo.showcases.huddle](https://www.what3words.com/jumbo.showcases.huddle)

Proceed west on the A3052 passing The Wheelwright Inn and Colyford Post Office/Store. Coly House is found on the right hand side at the far end of the village (close to where the road narrows).

VIEWING

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





Swan Hill Road, Colyford, Colyton

Approximate Area = 4621.48 sq ft / 429.4 sq m

Garage = 444 sq ft / 41.2 sq m

For identification only - Not to scale

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Symonds & Sampson. REF: 1515789



AxAg/ACG/Sept26



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