



Haskins Farm



Haskins Farm

Payhembury, Honiton, EX14 3HZ

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Character Grade II listed farmhouse in need of modernisation with a courtyard of barns

- Grade II listed
- In need of modernisation
- 2 Reception rooms
- Walled garden
- Freehold
- Victorian farmhouse
- 5 Double bedrooms
- Courtyard of barns (not listed)
- In all about 0.62 acres
- Council tax band E

Guide Price £650,000

Set in a rural position just outside the hamlet of Luton, the property lies between the popular villages of Payhembury and Broadhembury, both offering a primary school and pub. Ottery St Mary to the south provides access to The King's School and the A30.

This substantial Grade II listed former farmhouse is of rendered stone, cob and brick beneath a slate roof. Although dated 1857, the property is believed to be much earlier, with attractive examples of 19th century carpentry, including distinctive timber windows.

The accommodation includes a large front to back farmhouse kitchen with an oil-fired Rayburn set within a substantial fireplace. There are two generous reception rooms, along with a dairy or store and a utility boot room. The first floor, accessed via two staircases, offers five double bedrooms, a family bathroom and a separate shower room.

Wraparound gardens surround the farmhouse, enclosed by block and brick walls and laid mainly to lawn, with a large vegetable patch, two greenhouses and apple trees.

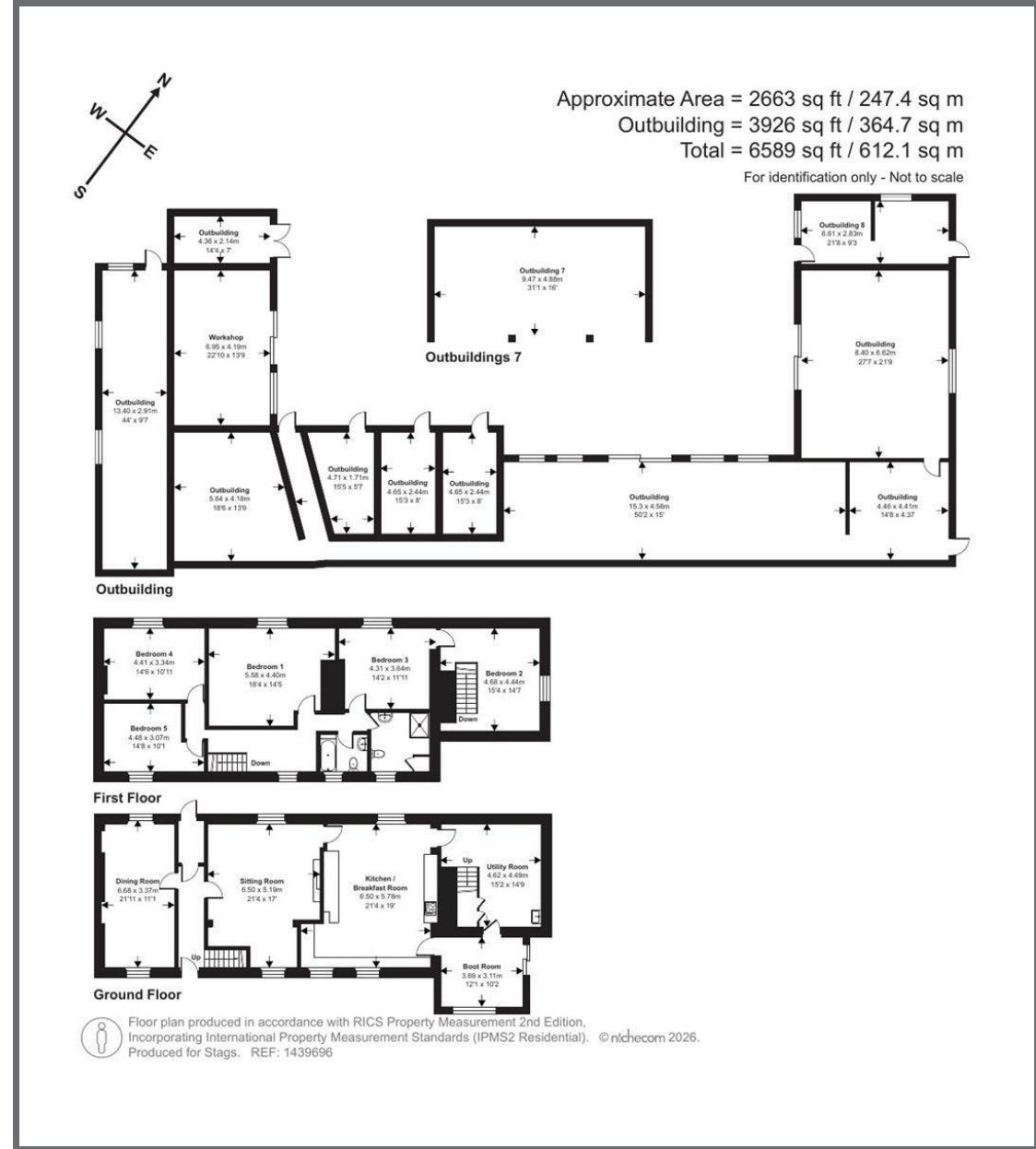
A large concrete yard is flanked by a C-shaped range of single and two storey barns, arranged as a workshop with loft, former parlour, shippon and calf houses. There is also a double open-fronted garage.

Services. Mains water (tank to be replaced). Mains electric. Oil fired central heating (new oil tank required). Private drainage (purchasers to install a treatment plant). Broadband up to 25 Mbps, mobile signal outside with Three, EE and Vodafone, none via O2 (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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