



Farway, Colyton, EX24 6DG

Colyton

Guide Price

£1,000,000

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Acres: 4.75

Location

Set on the fringes of the picturesque village of Farway – a collection of three small hamlets nestled in the unspoilt Coly Valley – Thorn Farmhouse lies within the gently undulating countryside of the East Devon National Landscape (AONB).

The village itself has a thriving community centred around its Norman church, primary school, and village hall.

Nearby Honiton (3.8 miles) offers a wide range of amenities including shops, a leisure centre, swimming pool, and a mainline station with direct services to London Waterloo.

The elegant Regency resort of Sidmouth (7.2 miles) lies on the UNESCO Jurassic Coast and offers excellent leisure facilities, a cinema, and a Waitrose supermarket. The Cathedral City of Exeter (21 miles) provides comprehensive shopping, cultural and recreational facilities, along with access to the M5 motorway and Exeter International Airport.



The Property

Believed to date from the early 16th century, Thorn Farmhouse has evolved over the centuries through various extensions and adaptations to create the delightful family home seen today.

Once part of the historic Netherton Estate – formerly owned by Canonsleigh Abbey until the Dissolution – the property later passed to Sir Bernard Drake, a distant relative of Sir Francis Drake.

Constructed predominantly of local stone beneath a traditional thatched roof, the house presents an attractive façade adorned with climbing roses, clematis, and wisteria. Inside, the property retains a wealth of period character, including:

- Two inglenook fireplaces
- Chamfered ceiling beams
- Oak-mullioned windows
- Deep window seats

The spacious, country-style kitchen features an Esse range, secondary cooking appliances, and granite work surfaces. Two light-filled reception rooms, both dual-aspect, provide flexible living and entertaining spaces.

Upstairs, the principal bedroom benefits from an en suite shower room and dressing area, with three further bedrooms served by a well-appointed family bathroom.



Outside

A sweeping driveway leads to a generous parking area beside the house, with the outbuildings conveniently positioned nearby. The beautifully tended cottage gardens create a private and timeless setting, featuring:

- A pretty walled front garden
- Secluded seating areas and a small pond
- Herbaceous borders filled with heritage roses, tree peonies, and a quince tree
- Expanses of lawn and two greenhouses

Outbuildings

The property includes a range of useful and adaptable outbuildings, comprising:

- Workshop / General Purpose Building – 9.18m x 6.02m, timber construction with profile roof, power, and vehicular access.
- Two Timber Stables – 10.40m x 3.34m, with three loose boxes.
- Fodder Barn / General Store – 8m x 3.64m, timber construction with profile roof.

The Land

Beyond the gardens lies a picturesque meadow bordered by the River Coly, with mature coppice and a rich diversity of flora and fauna. This peaceful natural environment supports wildflowers such as daffodils, bluebells, king cups, and flag iris – offering strong ecological and conservation appeal.

In total, the property extends to about 4.75 acres (1.92 ha).

Services

- Electricity: Mains
- Water: Mains
- Drainage: Private
- Broadband: Standard available

EPC Exempt

