

Symonds
& Sampson

Webble Farm

Membury, Axminster, Devon

Webble Farm

Membury
Axminster
Devon EX13 7TZ

An attractive residential farm with 13.09 acres, overlooking a stunning position in the Yarty valley. Four-bedroom period farmhouse. Traditional stone barns, modern farm buildings, pastureland and some coppice.



- Attractive unlisted period farmhouse, recently renovated
 - Glorious views over the Yarty Valley
 - Stone farm buildings with potential (STPP)
 - Range of flexible farm buildings
 - Ideal smallholding or equestrian property
- Pastureland with some coppice extending to 13.09 acres (5.30 ha) in all
 - No onward chain

Guide Price **£1,050,000**

Freehold

Axminster Agricultural
01297 33122
axminster@symondsandsampson.co.uk



SITUATION

Webble Farm has a delightful rural setting, nestled in an elevated position on the eastern flank of the Yarty valley surrounded by the unspoilt rolling countryside of the Blackdown Hills National Landscape (AONB). The vibrant village of Stockland (2 miles) has a well-regarded, community-owned King's Arms Inn, playing fields, tennis courts, village hall and ancient church. To the southeast the market town of Axminster (8 miles) provides a good range of day-to-day amenities including a range of independent shops, cafes, sports centre, swimming pool and weekly produce market, as well as a mainline railway station on the London Waterloo line (2 hours 50 minutes). To the south within half an hour's drive, is Honiton and the Jurassic Coast World Heritage site and the popular resort of Lyme Regis with its famous Cobb and sandy beach. There are good road connections with the A35 giving access to the coast and the A30/A303 with its links to London and the South East. The Cathedral city of Exeter (25 miles) is easily accessible with its excellent shopping, university and recreational opportunities, as well as a main line rail link to London Paddington, international airport and M5 access. Taunton (14 miles) also offers excellent shopping and is the home to the County Cricket Ground. The main line station to London Paddington takes 1 hour and forty-five minutes on the fast service.

THE PROPERTY

Webble Farm comes to the open market for the first time in over 100 years, having been in the ownership of a local farming family for four generations. An older farmhouse on the site seems to have been rebuilt at the turn of the 19th century. The current Victorian farmhouse with both traditional and modern farm buildings, surrounded with pastureland, makes an appealing package.



LOT ONE FARMHOUSE, FARM BUILDINGS AND 8.28 ACRES

The south facing, period farmhouse has a rendered front façade, with stone elevations and brick quoins under a slate roof. The house has well-proportioned rooms with high ceilings and good-sized windows. Recently the property has been the subject of a programme of modernisation with the installation of a new roof, some replacement windows, kitchen and carpets. However, many of the original architectural features have been retained, including flagstone floors, an inglenook fireplace with bread oven in the kitchen, window seats, picture and dado rails. Downstairs at the heart of the home is the dual aspect kitchen with dining area. The sitting room with a wood burner overlooks the garden. There is a generous utility room with downstairs shower room. Upstairs there are four bedrooms off a light-filled landing. The sizeable family bathroom could easily be divided to create an ensuite if required. There are attractive views from many of the rooms over the property's own land and the valley beyond. The land has conservation and ecological appeal with a variety of habitats and wildflowers, including bluebells in season. This charming home is now ready to move into, with no onward chain.

Please see floorplan for accommodation and measurements.





OUTSIDE

The farm is accessed from the highway. Directly behind the farmhouse there is access into the rear yard which provides parking. The farmyard has a separate access further along the lane. To the front of the farmhouse is a large level area of lawn with outstanding views over the Yarty valley. On the valley side of the farmhouse there is a further area of lawn with a sheltered seating area.

FARM BUILDINGS

Southeast of the farmhouse, set back from the lane with a grassed over cobbled yard, are:

Traditional stone Cider Barn and former Stables (21.12m x 6.07m) with a loft over. Cobbled floor with hipped tin roof covering the thatch.

Traditional stone Barn and Wagon Shed (19.25 m x 6.10m). Rear Lean-to (18.17m x 5.21m) in need of re-roofing. Nissan Hut (27.21m x 5.52m)

To the rear of the farmhouse is the farmyard, with a mix of traditional and modern buildings:

Original block and stone Cowstalls (28.95m x 5.96m)

Former stone Piggery (8.40m x 3.32m) with rear Lean-to (6.60m x 3.5m) now in poor condition. Steel frame and block General Purpose Barn (38.25m x 10.30m).

Steel frame and block Silage/Fodder Barn (20.23m x 6.59m).

THE LAND

Comprises of a block of attractive gently sloping pastureland mainly lying to the west of the farmstead. It is divided into five fields, bounded by mature hedges and trees. Access is from the farmyard and the gardens. In all 8.28 acres (4.11 ha).

LOT TWO 4.81 ACRES

On the eastern side of the lane there is a largely level paddock containing a Pole Barn (26.27m x 10.92m) and Nissan Hut (18.13m x 5.96m). Adjoining is a further good-sized sloping pasture field, which also contains the private water supply. Some small areas of coppice.



SERVICES

Lot One: Main electricity. Private water. Private drainage. Oil fired central heating. Broadband: Ultrafast available. Mobile Network Coverage: Good outdoor. Variable in-home. Source - Ofcom.org.uk
Lot Two: Private water supply.

TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY

No public rights of way cross the farm.

MATERIAL INFORMATION

1. The private drainage system does not comply with current regulations.
2. Webble Farm has a very low probability of flooding. (Environment Agency)
3. If sold in lots, an easement will be required over Lot Two for the water supply for Lot One.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton. Golf at Honiton or Cricket St Thomas. Sailing on the coast at Lyme Regis.

LOCAL AUTHORITY

East Devon District Council Tel: 01404 515616
Council Tax Band: Farmhouse D

EDUCATION

Good primary schooling at Stockland. Good state secondary schooling at Honiton and the outstanding Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

Webble Farm, Membury, Axminster

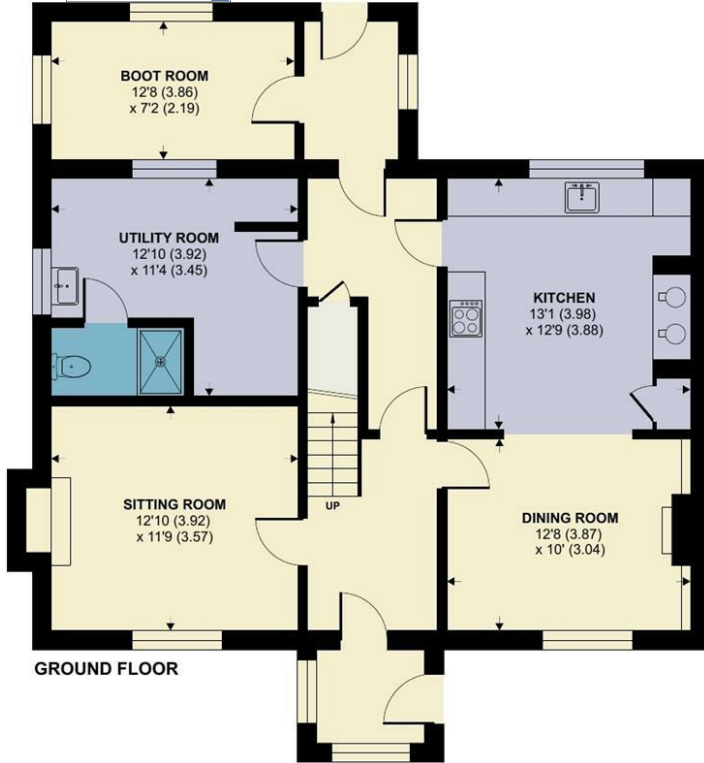
Approximate Area = 1751 sq ft / 162.6 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Energy Efficiency Class	Current
A	
B	
C	
D	
E	
F	
G	

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). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1440574



Office/Neg/Date



01297 33122

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

