

Broadhayes Farmhouse, Broadhayes, Devon







A beautifully **renovated period farmhouse** with several outbuildings, 10 acres of pasture and detailed consent to extend.

Summary of accommodation

Broadhayes Farmhouse

Porch/boot room | Dining hall | Sitting room | Snug | Kitchen/breakfast room | Cloakroom

Principal bedroom with en suite shower room | Two further Bedrooms | Family bathroom

Parking | Barn incorporating four loose boxes | Tack room | Feed store | Stable block with two loose boxes | Concrete yard | Modern hay barn
Further outbuildings | Garden | Orchard | Pasture

In all about 10.31 acres (4.17 hectares)

Distances

A35 2.8 miles, A30 3.5 miles, Offwell 5.2 miles, Honiton 6 miles, Axminster 8 miles, Seaton Beach 13.5 miles

Exeter Airport 18.5 miles, Exeter city centre 25 miles

(All distances and times are approximate)



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Location

Broadhayes Farmhouse is situated in the hamlet of Broadhayes, which is surrounded by a beautiful stretch of countryside within the Blackdown Hills Area of Outstanding Natural Beauty. The small village of Offwell is a twelve-minute drive away and is a thriving community with a church, village hall and CofE primary school, one of five within a five-mile radius OFSTED rated 2 Good or 1 Outstanding.

It is also conveniently close to the lively market town of Honiton, which has a wide variety of shops and a thrice-weekly market along with a range of local business, including medical, dental and veterinarian surgeries and Honiton Community College (OFSTED rated 2 Good).

There are several accessible independent schools including Exeter School, Maynard's and the Cathedral School in Exeter and Blundell's School in Tiverton.

For transport links the A376, A303 and M5 are all within easy reach and Honiton has direct rail services to Exeter (23 minutes) and Waterloo (3 hours). Exeter Airport is within easy reach offering a daily service to London City Airport (1 hour) and a variety of UK and international destinations.

The property

The hamlet of Broadhayes is grouped around a junction of two little-used country lanes and therefore provides a rural setting that is both peaceful and yet not isolated. Broadhayes Farmhouse is set well back from the passing lane behind its barn and outbuildings. The garden and an orchard extend out behind it giving way to a seemingly endless extent of unspoilt Devon countryside. The property's barn and attendant stable block date from the 18th century and are Grade II listed, whilst the farmhouse itself is unlisted. All are built in a similar style using local stone and therefore the farmhouse is believed to date from the same time. The farmhouse has been recently and completely renovated to a very high standard in a style that is sympathetic to the house's pedigree and fit for purpose for modern family living.





The ground floor has two reception rooms, both with open fireplaces. It also has a centrally positioned dining hall with an engineered oak floor plus an oak staircase that rises up to the galleried landing above. The landing looks out onto the stairwell that extends upwards to the full height of the roofline.

On the first floor are three double bedrooms. The main bedroom has a good-sized, en suite shower room and the other two share use of the dual-access bathroom, which is en suite to one of them.

The house has detailed planning consent to replace the existing porch with a single storey extension that wraps around two sides of the house providing greater family living space. The new L-shaped, open plan kitchen and living room will provide separate dining and sitting areas alongside the kitchen. The sense of space within the house will be enhanced by bi-fold doors and rooflights that will enable natural light to light up the interior and allow the house to be open to the garden in fine weather.

Barn, outbuildings and land

Alongside the farmhouse and shielding it from the lane are a group of period and modern farm buildings. It is approached via a driveway that leads to a parking area beside the house with space for several cars.

On one side of the drive is a steel-framed Dutch barn and on the opposite side are a period barn and stable block. Both are built of local stone in an L-shaped layout around two sides of a concrete yard, which has its own vehicle access onto the lane. The barn has been adapted for equestrian use and contains four modern looseboxes. The stable block has two further stables plus a feed store and tack room.

The farmhouse's garden extends out behind with an orchard beyond and looks out across a lovely swathe of unspoilt countryside. To one side of the orchard is a small paddock. To the north of the house, farm buildings and immediate grounds and separated by a neighbour's field is a single large area of pasture enclosed by mature field hedging studded at intervals by mature native trees.

The paddocks are also enclosed by stock-proof fencing. In all the grounds and pasture extend to about 10.31 acres (4.17 hectares).



Services

Mains electricity. Private water supply. Private drainage. Oil-fired central heating. Brand new treatment plant.

Agent's Note

Full details of the approved planning consent to erect a single storey extension to the property can be found under planning Reference 22/2487/FUL.



Directions (Postcode EX14 9EL)

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From the roundabout at the eastern end of Honiton High Street continue onto Monkton Road/A35. The road turns slightly right and becomes Northcote Hill. Continue for one mile and the road becomes Old Chard Road. Drive for 2.75 miles to the top of the hill and give way at the crossroads. Turn right onto Stockland Hill signed to Axminster (old fashioned signpost). After half a mile turn right at a crossroads towards Cotleigh (old fashioned signpost). The driveway entrance to the property will be found on the left after three quarters of a mile.

Property information

Tenure: Freehold

Local Authority: East Devon District Council (www.eastdevon.gov.uk)

Council Tax: Band F

EPC Rating: E

Offers in excess of £1,000,000



Approximate Gross Internal Floor Area

2157 sq ft / 200.4 sq m
(excluding outbuildings)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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