

# Rolleshayes Farmhouse, Wick, Devon

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## A **Victorian farmhouse** in over five acres of grounds on the Blackdown Hills with sublime views along the Otter Valley.

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### Summary of accommodation

Porch | Hall | Sitting room | Family room | Dining room | Kitchen/breakfast room | Utility room | Boot room | WC

Landing | Principal bedroom with en suite bath and shower room | Guest bedroom with en suite bathroom | Two further double bedrooms | Family bathroom

Cobbled courtyard for parking | Single storey barn incorporating double carport and workshop | Lean-to log store

Well established garden | Orchard with large deck and summer house | Water garden with timber pavilion | Vegetable garden with greenhouse | Privy | Amenity woodland

In all about 5.29 acres

### Distances

Honiton/A30/A373 3.5 miles (Waterloo 2 hours 50 minutes/Exeter St. David's 25 minutes), Dunkeswell 4.5 miles

Cullompton/Junction 27 M5 11.5 miles, Sidmouth Beach 13 miles, Taunton 15 miles, Exeter Airport 16.5 miles

(London City Airport 1 hour), Tiverton (Blundell's School) 18 miles, Exeter city centre 21 miles

(All distances and times are approximate)



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## Location

Rolleshayes Farmhouse is situated in the hamlet of Wick on the side of an unspoilt valley, through which the River Love runs on its way to join the River Otter beyond. There is an active village hall in the nearby village of Luppitt.

Most day to day needs can be met in the nearby, small market town of Honiton, which has an excellent selection of shops and local businesses plus three large supermarkets, Tesco, Aldi and Lidl.

Transport links are good too. The A30 and A373 connecting to Exeter and the M5 are both just north of the town and Honiton train station provides direct services to Exeter St. Davids (26 minutes) and Waterloo (2 hours 50 minutes).

The area also offers a wide choice of popular schools from both the state and independent sectors. There are three primary schools rated Good by Ofsted within a three-mile radius and the choice from the latter includes Blundell's School in Tiverton and The Maynard and Exeter Cathedral Schools in Exeter. There are also several further well respected schools within a half an hour drive.



## The property

The property sits just below an Iron Age hill fort, owned by the National Trust, on Dumpdon Hill and enjoys commanding views over the Blackdown Hills, an Area of Outstanding Natural Beauty. The house itself is set well back off a little used country lane in over five and a quarter acres of mature gardens and grounds, facing southwest and northwest whilst enjoying a high level of privacy.

Built on a gentle slope, Rolleshayes Farmhouse is a lovely example of an L-plan Devon farmhouse. The house is constructed of local stone under a traditional thatched roof, and has immense character.

It is also Grade II listed and has retained architectural features including beautiful beams, part-exposed roof timbers, flagstone floors in the hall and dining room and inglenook fireplaces with a bread oven in the sitting room.

There are three good-sized reception rooms on the ground floor. The kitchen is filled with natural light and has windows on three sides looking out over the garden and catching the best of the light throughout the day. It is fitted with oak-fronted units under granite work surfaces plus a range of electric, built-in appliances.

The first floor incorporates four double bedrooms and three bath/shower rooms. The large principal and guest bedrooms have their own en suite facilities leaving the two remaining bedrooms to share the family bathroom. One of the bedrooms is currently used as an office.

## Garden and grounds

Rolleshayes Farmhouse is approached down a gravel drive to a large, cobbled yard in front of the house used for parking. The drive continues past the house to a further gravelled yard and a stone and block-built barn that encompasses a double carport and adjacent workshop plus a lean-to log store. Immediately behind the house is a good-sized paved terrace inset into the hillside with the garden spreading out for some distance beyond it.

The terrace is set on the eastern side of the house between its two wings and is effectively sunken providing a suntrap sheltered from the wind.



The garden is testament to the love and attention spent on it providing tranquillity and colour throughout the seasons. It incorporates a large lawn part-fringed by deep, richly planted borders, numerous flowering shrubs and a mix of fruit trees. In the orchard there are extensive raised vegetable beds and a large raised deck and summerhouse (with power and water) overlooking the valley to the west. Beyond is a stunning spring-fed water garden offering huge amounts of colour and tranquility, with a further deck and pavilion offering shade in the heat of summer.

Beyond the garden and orchard is an extensive, beautiful woodland containing a mix of native broadleaf trees and understory plants, benefitting from several walkways, two access points and exquisite views of the countryside. The gardens and grounds at Rolleshayes Farmhouse complement the house perfectly and offer a wonderful opportunity to keen gardeners. In all the grounds amount to about 5.29 acres.

### Services

Mains water and electricity. Private drainage. Oil-fired central heating. Ultrafast broadband. Spring-fed water supply to the water garden.

**Agent's Note:** The young woodland was planted under a woodland grant scheme, which runs until 2030. Further details available from the seller's agent.

### Directions (Postcode: EX14 4TY)

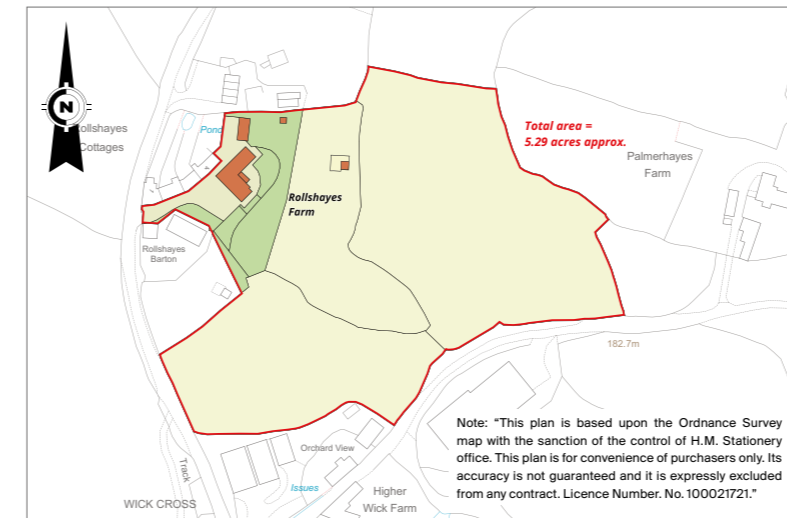
**What3Words:** lasts.renew.season

From Honiton and the A30, take the north turn signposted for Dunkeswell. Continue on this road, and after crossing the River Otter, make the first right turn. Follow this lane to the small hamlet of Shaugh.

At the stone barn conversion, turn left and follow the lane up Dumpdon Hill, then take the first left to Wick. Proceed down the hill, making a right turn towards Luppitt at the farm. After a short distance, turn right into the drive.

### Property information

**Tenure:** Freehold  
**Local Authority:** East Devon District Council ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)).  
**Council Tax:** Band G  
**EPC Rating:** F



## Approximate Gross Internal Floor Area

3239 sq ft / 300.9 sq m

Outbuilding: 363 sq ft / 33.7 sq m

Total: 3602 sq ft / 334.6 sq m

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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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Particulars dated July 2024. Photographs and videos dated July 2024.

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