

Stockers Farm | Northleigh, Devon | Carter Jonas

Stockers Farm
Northleigh
Colyton
Devon
EX24 6BX

A private residential holding located in a particularly attractive setting within unspoilt open Devon countryside

The holding is serviced by a delightful 4-bedroom Grade II* Listed family home which lies centrally within its own grounds and enjoys extensive views across the adjoining valley.

Separate, handsome 2-bedroom thatch cottage known as The Piggery with spacious accommodation.

To the rear of the house and cottage are a useful range of traditional barns, currently providing storage and garaging with a cobbled courtyard.

A short distance from the house are a further range of highly adaptable modern farm buildings, suitable to service a range of livestock or equestrian interests.

In all the property lies within some 127.45 acres of traditional grassland, orchards and woodland, all offering high amenity value.

The farm is offered for sale as a whole or in up to five separate lots.







Location

Stockers Farm is located in a particularly attractive part of East Devonshire countryside, taking full advantage of the far-reaching views that are typical of this landscape and location. The property is located within 4 miles of the historic town of Colyton providing a good range of day-to-day facilities, also located on the edge of Colyton is the Seaton Tramway Station, operating a service along the Axe Estuary which links Colyton to Seaton.

The market town of Honiton is approximately 5 miles northwest and provides further scholastic and shopping facilities plus a community hospital and train station with London Waterloo service. The property is situated some 7 miles from the World Heritage Jurassic Coastline and the southwest coast path at the coastal town of Seaton, along with being located close to The East Devon Way, a 40-mile popular walking trail from Exmouth to Lyme Regis.

Whilst lying within unspoilt countryside, the transport links are good with the A30 just some 5 miles away which in turn links to the M5 at Exeter. The cathedral city of Exeter is some 25 miles away providing an extensive shopping centre, mainline railway station and international airport approximately half an hour's drive by car.

There are an excellent range of State and Private Schools in the area including the Colyton Grammar School, St John's School at Sidmouth, The King's School at Ottery St. Mary, Exeter and Wellington.

The Property

Stockers Farm comprises an attractive and private residential holding situated within a particularly secluded valley in an unspoilt area of East Devon countryside. The principal house, together with its range of adjoining traditional barns and cottage, lies centrally within the holding and enjoys views across its own land and southwards down the valley. The listed farmhouse is constructed of rendered cob and stone elevations beneath a thatched roof and provides excellent family accommodation, with the adjoining carefully converted two-bedroom cottage further enhancing the available living space.

Additional buildings within the courtyard provide storage and garaging and offer potential for a variety of alternative uses, subject to obtaining any necessary consents. Beyond the house and courtyard is a small range of highly adaptable modern livestock and equestrian buildings, well suited to supporting a wide range of rural interests.

The majority of the land is laid to pasture, with smaller areas cropped to maize. A particularly attractive feature of the property is a parcel of approximately 18 acres of woodland situated to the east of the holding. The woodland comprises a mixture of mature deciduous trees and more recent planting undertaken in 2001. Across the farm, the land is rich in biodiversity, supporting a variety of wildflowers, ancient hedgerows and wildlife habitats.

In all, the property extends to approximately 127.45 acres, with the land divided into a number of manageable enclosures. Overall, the property occupies an area of high amenity value and offers privacy, sporting potential and an excellent haven for wildlife.



Lot 1 – The Farmhouse, The Piggery, Courtyard, Farm Buildings and Approximately 19.96 acres

The Farmhouse

The farmhouse comprises a delightful Grade II* Listed property dating from the 16th century, constructed of rubble stone and cob beneath a thatched roof. The Vendors have created a beautiful family home through a careful programme of renovation and improvement, whilst preserving the property's inherent charm and character. The house retains numerous architectural features, including inglenook fireplaces, exposed beams, window seats and original timbers.

Overall, the house provides excellent family accommodation and is a fine example of the traditional thatched Devon farmhouses typical of the area and period. The accommodation comprises a front entrance door opening into a hallway, from which doors lead to the kitchen and principal reception rooms. The sitting room and dining room are rich in character, featuring exposed beams, tiled flooring and two impressive inglenook fireplaces.

The farmhouse style kitchen is fitted with a range of units and is centred around a four oven gas fired Aga. Additional features include exposed beams, a separate larder and a stable door providing access to the garden. Also on the ground floor is a cloakroom leading through to a utility room with a further door to the rear garden.

On the first floor, the principal staircase rises to two double bedrooms, with the landing providing access through to a third bedroom. A fourth bedroom and family bathroom are situated on the northern side of the house and are accessed via a secondary staircase.

Set well back from the road and approached via a cobbled courtyard, the house enjoys an extensive lawned garden, bounded to the west by a ha-ha. Beyond this lies a small, well-maintained orchard shared with the cottage known as The Piggery.















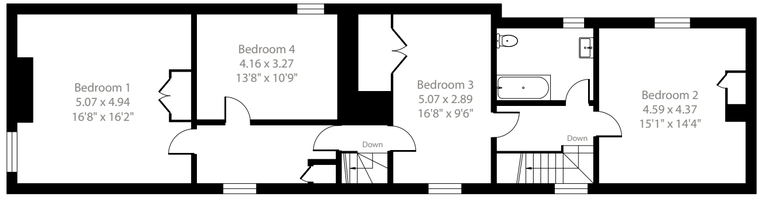




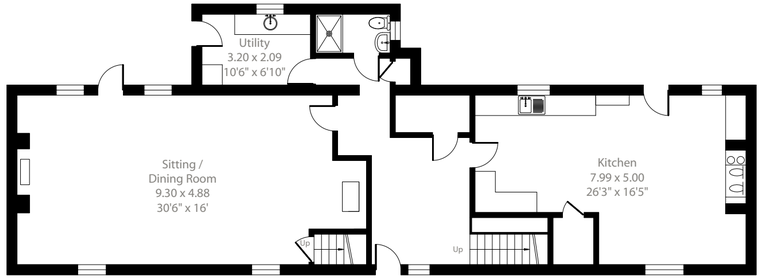
Floorplan

Stockers Farm
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Colyton
Devon
EX24 6BX

Approximate Area: 2429 sq ft / 225.6 sq m



First Floor



Ground Floor

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances and other features are approximate only.

The Piggery

Enjoying outstanding views southwards down the valley, this delightful barn conversion provides excellent accommodation finished to a high standard. The ground floor comprises an entrance hall with cloakroom, living room, dining room and well-equipped kitchen. Stairs rise to the first floor, where there are two double bedrooms and a family bathroom.

To the front of the cottage is an attractive orchard, while the property enjoys fabulous views across the farm and the valley below.









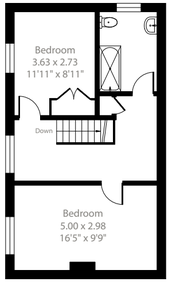


Floorplan

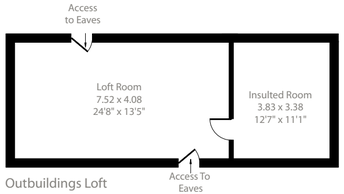
The Piggery
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The Piggery: 1553 sq ft / 144.2 sq m

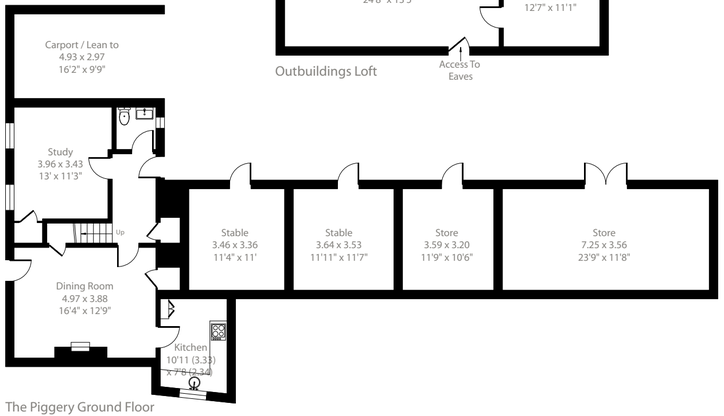
Outbuildings: 665 sq ft / 61.7 sq m



The Piggery First Floor



Outbuildings Loft



The Piggery Ground Floor

For illustrative purposes only - not to scale.
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Traditional Barns

Forming a courtyard adjoining The Piggery, these attractive traditional barns are constructed of timber-clad elevations beneath tiled roofs. The barns provide garaging, ancillary storage and, at first-floor level, additional loft storage, including an insulated sail loft.





Farm buildings

Located a short distance from the farmhouse and courtyard is a useful range of modern agricultural buildings, offering considerable scope for livestock, equestrian or general storage purposes. The buildings comprise a 6-bay cubicle house, 4-bay covered silage barn, 4-bay Dutch barn with lean-to extension, a range of loose boxes, a handling yard and a galvanised-clad implement store.





Land

In recent years, the land has been farmed under a seasonal agreement with a local farmer. The field to the west of the house is laid to pasture, with the adjoining field having recently been cropped to maize.

The land enjoys outstanding views across the valley and is suitable for a variety of uses including servicing any agricultural or equestrian interests.





Lot 2

Comprising three enclosures of permanent pasture with access directly from the council-maintained road. The land is well suited to a range of agricultural, equestrian and other rural uses. In all, extending to 28.5 acres.

Lot 3

A further parcel extending to approximately 42.25 acres, again benefiting from direct access from the council-maintained road and from a central stone track.







Lot 4

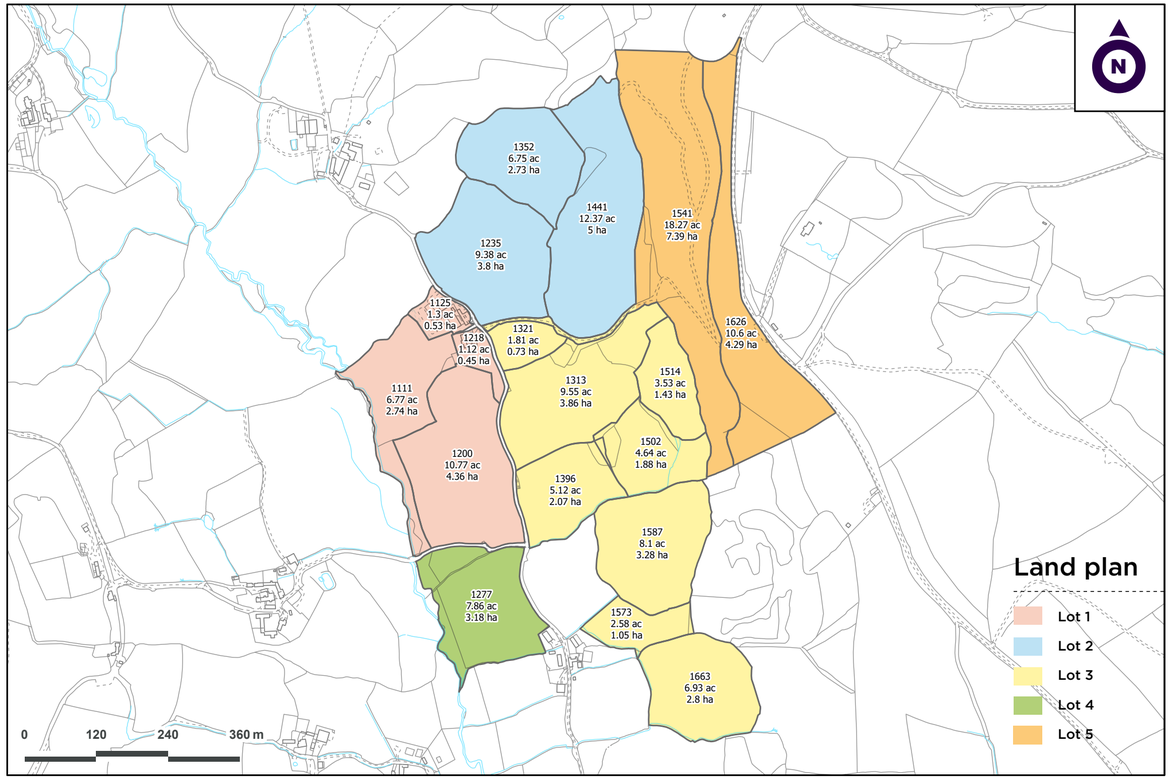
A parcel extending to approximately 7.86 acres, laid to pasture and benefiting from direct road access.

Lot 5

A parcel of approximately 28.87 acres, including 10 acres of roadside pasture and 18 acres of woodland, part comprises historic deciduous woodland, with the remainder forming a more recently established area planted in 2001. Access is from the road running along the eastern boundary.







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Method of Sale

The farm is offered for sale by private treaty as a whole or in 5 lots.

Tenure & Possession

The freehold of the property is offered for sale. The benefit of vacant possession is available upon completion of the dwellings, traditional barns and woodland. The land and farm buildings are currently occupied by a local farmer who will vacate on the 31st March 2027.

Services

The farmhouse and cottage are serviced by mains water, mains electricity and private drainage. The farm buildings and land are serviced by a private water supply. The buildings also enjoy mains electricity.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property, bearing in mind the risk of sudden movements from machinery, vehicles and livestock which may be present and operating at the time of inspection, especially in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

Listing Status

The farmhouse is listed Grade II*.

Sporting, Timber & Mineral Rights

Included within the sale in so far as they are available.

Environmental Schemes

There are no environmental schemes currently in place.

Designation

The property is located within the East Devon National Landscape.

Wayleaves, Easements & Rights of Way

Neither the house, buildings, nor land are affected by any public rights of way. Should Lot 1 be sold separately from the rest of the farm, an easement in respect of the water supply will be granted to continue to service the land and buildings in Lot 1 from the private water supply located within Lot 3.

EPC Ratings

The Farmhouse has an EPC rating of G.
The Piggery has an EPC rating of D.

Council Tax

The Farmhouse: Band E.
The Piggery: Band E.

Local Authority

East Devon District Council
www.eastdevon.gov.uk

Viewings

By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.

Directions

From the centre of Honiton, turn right into New Street, continue past the railway station up Church Hill. At the roundabout turn left and then immediately turn right where signed Farway and Northleigh. Continue past the golf club along Nothleigh Hill Road. At Nothleigh Cross turn left signed Widwothy 2 miles/Blamphayne ¾ mile. At Duncroft cross turn right signed Blamphayne. Follow the road dropping into the valley. On reaching a T junction turn left and the farm will be found on the left-hand side of the road after half a mile.

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Taunton

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Offices throughout the UK

Important Information

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