

gth



ULCOMBE FARM

Upottery - Honiton - Devon



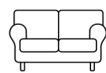
ULCOMBE FARM

Upottery, Honiton, Devon, EX14 9PA

Upottery 1.7 miles, Honiton 7.7 miles, Taunton 10.9 miles



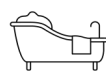
An outstanding agricultural holding centred upon a detached farmhouse in need of modernisation, occupying an attractive setting within the Otter Valley, complimented by a courtyard range of traditional stone barns, extensive modern farm buildings, together with adjoining and off lying pastureland. In all 142.14 acres and available as a whole or up to 6 lots.



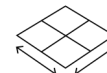
2



4



1



245.9 q. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 111 High Street, Honiton, EX14 1LS

Tel: 01404 46222 Email: residential.honiton@gth.net

INTRODUCTION

Ulcombe Farm presents a rare opportunity to modernise a charming country residence, offering spacious and adaptable accommodation suited to a variety of lifestyles. The property benefits from an excellent range of both traditional and modern agricultural buildings, providing flexibility for farming, equestrian use, or diversification, subject to planning. Extending to approximately 142.14 acres of traditional pasture, the land offers exceptional agricultural appeal, all set within an accessible and attractive rural setting.

DESCRIPTION

Ulcombe Farm has been in the current vendors' family ownership for over 58 years having purchased the property from their landlord, and the sale presents a particularly rare and exciting opportunity to acquire a versatile agricultural holding. The property is centered on a detached farmhouse offering spacious and flexible accommodation and is now requiring a programme of modernisation. The farmhouse provides significant potential for the creation of a charming and characterful country residence, set within an outstanding rural environment.

The property benefits from an extensive range of both modern and traditional farm buildings, which may offer scope for a variety of alternative uses, subject to the necessary planning consents. In addition, the adjoining and off-lying pastureland enhances the holding's agricultural appeal, providing flexibility and potential for a range of farming and land management enterprises.

Ulcombe Farm extends to approximately **142.14 acres (57.51 Ha)** and is available as a whole or in up to 6 lots.

This is a rare opportunity to acquire a beautifully balanced country property with exceptional versatility, privacy and charm — a true rural retreat offering lifestyle, smallholding, agricultural and amenity appeal in abundance.



Lot 1 – Farmhouse, Buildings and adjoining Pastureland—In all about 46.31 acres Guide Price £1,450,000

Ulcombe Farm is a characterful detached farmhouse extending to approximately 2,647 sq ft (245.9 sq m), offering spacious and versatile family accommodation arranged over two floors and now in need of modernisation.

The ground floor is centred around a generous living room, providing an excellent principal reception space, complemented by a separate dining room ideal for formal entertaining. The well-proportioned kitchen/breakfast room forms the heart of the home and enjoys direct access to a large conservatory, which overlooks the

surrounding countryside and beautifully maintained gardens whilst providing an attractive additional reception area. Further ground floor accommodation includes a utility room, cloakroom/WC, useful storage room, and an integral garage.

On the first floor, the property offers four bedrooms together with a family bathroom. The layout and two stair cases provides flexibility for family living, guests, or home-working requirements.

The farmhouse combines traditional charm with practical living space and enjoys a delightful rural setting, making it ideally suited to those seeking a country residence with excellent agricultural and lifestyle appeal.



Outside:

The property is approached via a quiet council-maintained lane, leading into a traditional courtyard setting providing ample parking. A separate independent access serves the principal farm buildings, providing excellent operational flexibility. To the south of the farmhouse lies attractive gardens predominantly laid to lawn with well-stocked shrub borders. The garden provides an appealing setting for relaxation and enjoyment of the surrounding rural environment.

Farm Buildings:

Situated to the north of the farmhouse is an extensive range of both traditional and modern farm buildings, which provide considerable agricultural appeal and may offer potential for alternative uses, subject to the necessary planning consents. Arranged around a traditional courtyard and benefiting from convenient access and ample manoeuvring space, the buildings comprise:

A stone and GI/tile barn including: **dog kennel** (4.97m x 5.86m), **calf house** (4.97m x 6.37m), **calf house** (4.97m x 7.41m), **calf rearing shed** (3.72m x 2.43m), **calf rearing shed** (3.72m x 3.58m), **calf rearing shed** (3.72m x 2.43m), **store** (4.06m x 1.98m), **workshop** (4.06m x 1.98m), **Block and GI Bull Pen** (6.13m x 2.94m).

Stone & Slate **barn** (20.53m x 4.44m), adjoining **generator shed** with **loft over** (12.84m x 4.81m) and further **log store** (4.71m x 2.00m).

To the north of the courtyard is a further range comprising:

4 bay concrete framed part block wall **implement shed** (17.97m x 9.89m), 4 bay concrete framed shed formerly with **cubicles** (18.00m x 6.42m), **Implement shed** (18m x 7.26m), 4 bay steel framed **machinery shed** (18m x 8.82m), adjoining 3 bay timber, stone, brick & GI **machinery shed** (Approx 8.78m x 12.42m), 2 bay steel framed **hay shed** (12.32m x 15.29m), 6 bay steel framed & GI **former silage pit** (5.16m x 2.72m) with adjoining lean to **covered yard** (13.52m x 11.00m) along with extension to end (7.45 x 4.79m), 6 bay steel framed, fibre **covered yard** (27.52m x 19.70m), 6 bay steel framed **covered yard** (11.46m x 18.24m), 4 bay concrete framed **covered yard** (18.19m x 18.07m), 2 x **calf houses** (4.55m x 7.85m) with adjoining **bull pen** (4.58m x 3.65m), **Milking parlour** (5.37m x 13.75m) with adjoining dairy room (4.56m x 5.37m)

Situated opposite the farmhouse and adjoining Lot 3 is an attractive stone & Slate **Wagon House** (4.96m x 7.51m) with adjoining timber and GI **lean to** (5.68m x 6.61m).

The Land

The land comprises gently sloping pasture set within mature hedgerow boundaries and is considered to afford appeal to prospective purchasers with lifestyle and agricultural interests.

Lot 1 is shown shaded pink on the accompanying plan and extends in total to approximately 46.31 acres (18.72Ha).

Lot 2 – 27.12 acres pasture Guide Price £270,000

Situated to the north of Lot 1, the land comprises two enclosures of predominantly level pasture. We note that the land is sold subject to a vehicular right of way to the neighbouring land. The approximate position is shown by the brown line on the sale plan.

Lot 2 is shown shaded green on the accompanying plan and extends in total to approximately 27.12 acres (10.98 Ha) .

Lot 3 – 36.93 acres pasture Guide Price £375,000

Situated to the south of Lot 1 and comprising undulating pasture with frontage onto the River Otter together with an attractive pond affording significant wildlife appeal.

Lot 3 is shown shaded blue on the accompanying plan and extends in total to approximately 36.93 acres (14.95 Ha).

Lot 4 – 27.02 acres pasture & farm buildings Guide Price £295,000

Situated to the south of Lot 3, the land comprises two enclosures of productive pasture. The land benefits from a small range of buildings comprising a 3 bay steel framed **fodder shed** (8.78m x 13.58m) with adjoining GI lean to (6.78m x 13.58m).

Lot 4 is shown yellow on the accompanying plan and extends in total to approximately 27.02 acres (10.93 Ha).

Lot 5 – 1.23 acres pasture Guide Price £20,000

A single pasture enclosure situated to the west of Lot 3 and affording views back to Lot 1.

Lot 5 is shown shaded orange on the accompanying plan and extends in total to approximately 1.23 acres (0.50 Ha).

Lot 6 – 3.53 acres pasture Guide Price £40,000

A single enclosure of off lying pasture bounded by mature hedgerow boundaries.

Lot 6 is shown shaded purple on the accompanying plan and extends in total to approximately 3.53 acres (1.43 Ha)

SITUATION

Ulcombe Farm enjoys a delightful position lying within the highly regarded Otter Valley and Blackdown Hills, an area designated as a National Landscape. The Otter Valley is renowned for its attractive scenery, rolling countryside, rich biodiversity and is widely regarded as some of the most beautiful countryside in the region.

The property is situated approximately 1.7 miles to the north east of the village of Uppottery, a traditional Devon village with a strong and thriving community. Local amenities include a Parish Church, Village Hall, Public House and a Primary School, ensuring a welcoming and practical environment for families.

The market town of Honiton lies approximately 7.7 miles to the south west and offers an excellent selection of everyday shops, supermarkets and services together with a mainline railway station providing services to London Waterloo. Further afield, the Somerset County town of Taunton lies approximately 10.9 miles to the north, providing a comprehensive range of commercial, educational and recreational facilities befitting an important regional centre.

To the south lies the Jurassic Coast, a World Heritage Site, with pretty coastal towns and villages such as Lyme Regis, Seaton, Sidmouth, Branscombe and Beer.

Despite its tranquil rural setting, Ulcombe Farm benefits from excellent accessibility. The A303 is easily reached, providing swift connections to the wider road network, including the M5 motorway at Junction 25 (Taunton).

For international travel, both Exeter and Bristol airports are within convenient reach.



TENURE

The property is held freehold. The land is registered with the Land Registry under title numbers:

DN788342 (Pending first registration— Lots 1, 2, part 3 & 5),
DN79338—Lot 4 & part lot 3
DN605030 (Lot 6).

SERVICES & OUTGOINGS

Lot 1 - Oil Fired Aga, mains electricity, private water and private drainage to a treatment plant.

Lots 1, 3, & 4 are serviced by either private or natural water.

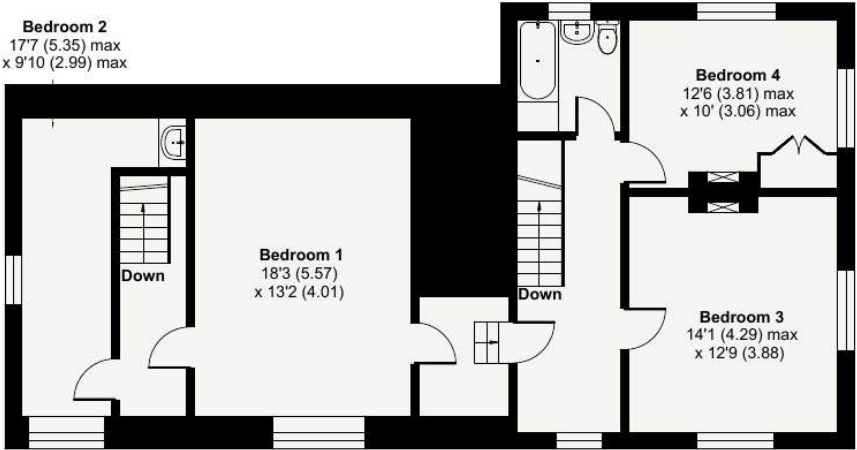
Lots 2, 5 & 6 do not have water.

Prospective purchasers should make their own enquiries with regards to the availability of services in the locality.

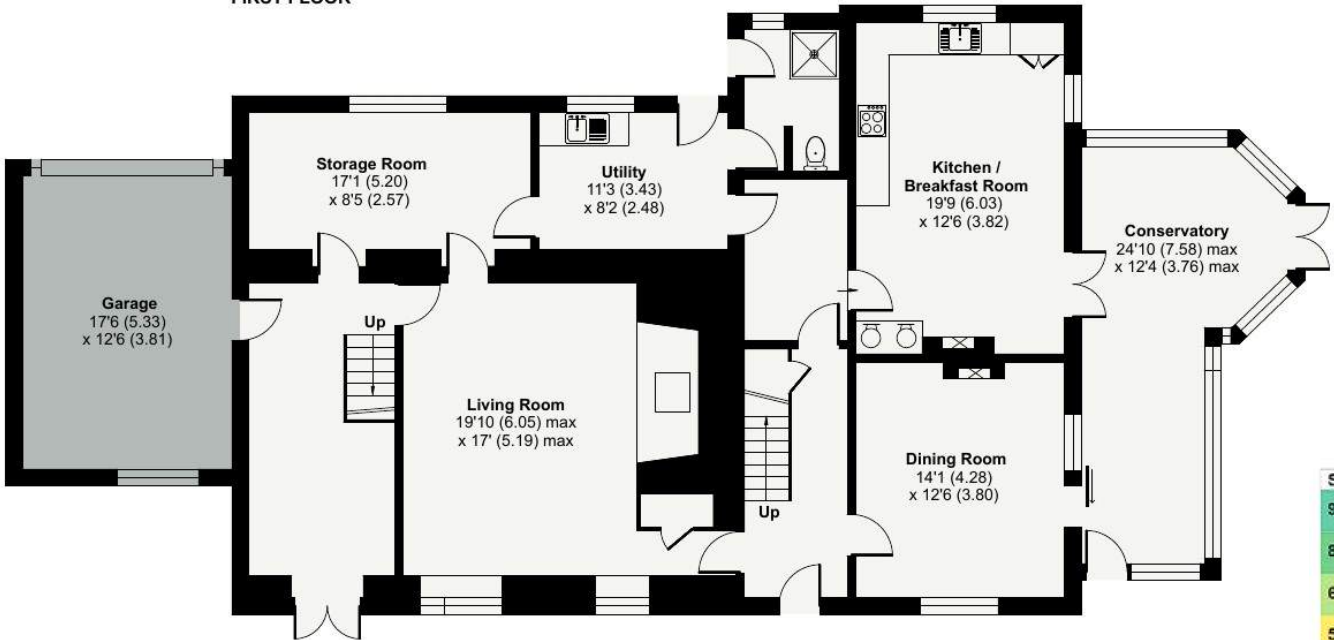
Local Council Tax on the farmhouse, Band G, together with the usual service and environmental charges.

Ulcombe Farm Upottery, Honiton, EX14 9PA

Approximate Area = 2647 sq ft / 245.9 sq m
Garage = 219 sq ft / 20.3 sq m
Total = 2866 sq ft / 266.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1487528



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

FIXTURES & FITTINGS

All fixtures and fittings, unless specifically referred to within these sale particulars are otherwise expressly excluded from the sale of the freehold and will be removed by the vendors or their agents prior to completion.

TOWN & COUNTRY PLANNING

There may be scope for prospective purchasers to consider alternative uses within the buildings, subject to obtaining the necessary planning consent from East Devon District Council.

RIGHTS OF WAY, EASEMENTS, ETC

We understand that there are no public rights of way crossing the holding. We further note that Lot 2 is sold subject to a vehicular right of way to the neighbouring land. The approximate position of the right of way is shown by the brown line on the sale plan.

The property is offered for sale subject to and with the benefit of all matter contained in or referred in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements, and other rights of way whether specifically referred to or not.

METHOD OF SALE

The property will be offered for sale by Private Treaty, as detailed within these sales particulars.

LOTING

It is intended that the property will be offered as a whole or in up to six lots and as described within these particulars. The right is reserved however to alter or amend the prospective lotting and prospective purchasers shall not raise any requisition or objection whatsoever to any such change. Offers may be made for the property as a whole, for individual or a combination of lots or with alternative lotting arrangements. If you are making a tender for the property with a change to the proposed lotting please attach a plan clearly marking the area to which the offer applies.

Please note that Lots 2—6 will not be sold independently until a sale of Lot 1 is agreed.

DIRECTIONS

What3words:

- Lot 1 - suffice.flattered.postings
- Lot 2 - automatic.assets.organisms
- Lot 3 - depended.eyelashes.upon
- Lot 4 - twit.roadways.giant
- Lot 5 - items.shipyards.duet
- Lot 6 - hostels.snacks.commuted

LOCAL AUTHORITY

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ Tel: 01404 515 616



ADDITIONAL INFORMATION

Broadband: Understood to be: Basic 4 Mbps. We recommend that prospective purchasers make their own enquiries.

Mobile Coverage: Understood to be available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is understood to be in an area at medium risk of flooding from surface water and very low from Rivers and the sea. It is understood that the farmhouse did experience flooding in 2008.

Farm properties health & safety notice

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. A working farm is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the farm, particularly around the farmyard and in fields containing stock. All potential purchasers are asked to observe the country code and close all gates. We would further note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement sheets used in the construction of some of the buildings may contain asbestos.

VIEWING

All viewings are strictly by prior appointment with the Sole Agents

Greenslade Taylor Hunt 111 High Street, Honiton, Devon,
EX14 1LS Telephone: 01404 46222 Email: will.handel@gth.net

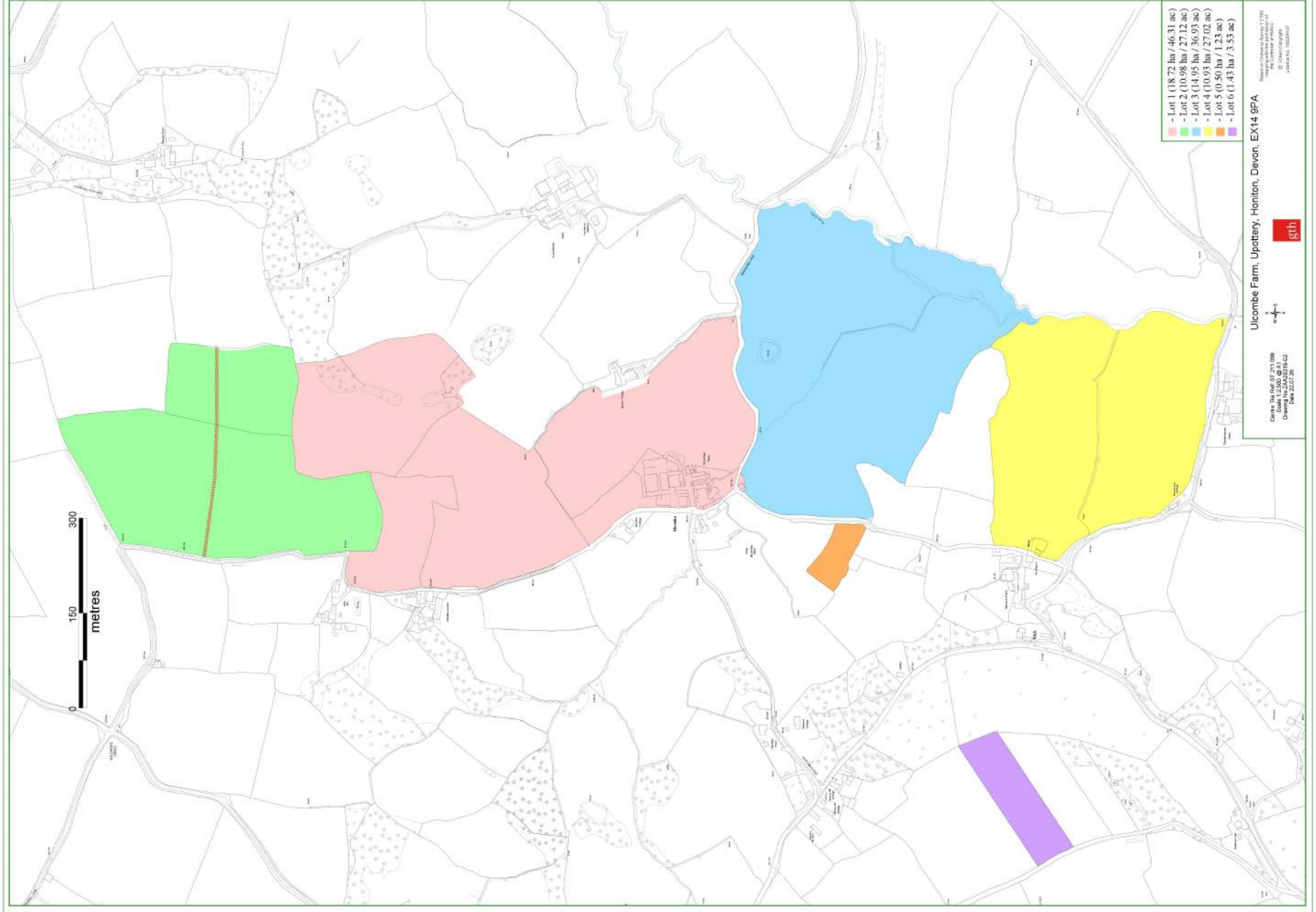


IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give note that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement of 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 be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.





- Lot 1 (18.72 ha / 46.31 ac)
- Lot 2 (10.98 ha / 27.12 ac)
- Lot 3 (14.95 ha / 36.93 ac)
- Lot 4 (10.93 ha / 27.02 ac)
- Lot 5 (0.50 ha / 1.23 ac)
- Lot 6 (1.43 ha / 3.53 ac)

Ulcombe Farm, Upottery, Honiton, Devon, EX14 9PA

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