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Woodbridge Farmhouse & Land

Farway, Colyton, EX24 6DH





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A rare opportunity to acquire a three-bedroom thatched detached Grade II* listed farmhouse believed to date back to the mid-16th century, situated in approximately 0.8 acres and occupying a beautiful rural location with a further 8.16 acres of pasture land nearby, available as a whole or in two lots.

- Detached Grade II* listed farmhouse
- Located within the idyllic hamlet of Farway, Colyton
- Beautiful period features
- Number of outbuildings (extending to approximately 1,765 square feet)
- Large garden with a stream running through
- Further 8.16 acres of agricultural land available with the Farmhouse to suit purchasers' requirements.
- For sale by Private Treaty

Farms, Land & Smallholdings
62 Fore Street, Kingsbridge, TQ7 1PP

01548 800183
luscombemaye.com

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DIRECTIONS

From Farway Village Hall proceed in a south-westerly direction for approximately a quarter of a mile until you arrive onto Woodbridge Lane, in the hamlet of Woodbridge. Following this, proceed in a north-easterly direction for approximately 100 metres, passing Horshayne Road, whereby you will find Woodbridge Farmhouse on your right-hand side.

Grid reference: SX18814 95240
What3Words: stag.roadshow.upholding

SITUATION

Woodbridge Farmhouse is situated approximately 4 miles south of the nearest town of Honiton within East Devon's Area of Outstanding Natural Beauty.

The nearby city of Exeter is situated approximately 20 miles to the west while the A30 dual carriageway expressway, connecting to the M5 motorway and national road network, is located approximately 5 miles to the north.

DESCRIPTION

Woodbridge Farmhouse & Land comprises of a three-bedroom thatched detached Grade II* listed farmhouse believed to date back to the mid-16th century, situated in approximately 0.8 acres and occupying a beautiful rural location with a further 8.16 acres of pasture land nearby, available as a whole or as a separate lot to suit purchasers' requirements.

Dealing with each lot in turn and by reference to the site plan:-

LOT 1 – WOODBRIDGE FARMHOUSE
(Outlined in red on the site plan)



Woodbridge Farmhouse occupies a south facing position and benefits from a wealth of period features such as exposed wooden beams, a bath stone fireplace, window seats and a turret staircase.

In addition, Woodbridge Farmhouse has been recently re-thatched and there have been a number of significant improvements made to the ground floor accommodation including a bespoke kitchen installed in 2017, although other areas of the property would still benefit from modernisation.

By way of a summary, the property currently offers the following accommodation: -

GROUND FLOOR
Office, Kitchen, Utility Room, Hallway, Lounge, Dining Room, Hallway

FIRST FLOOR
Bedroom, Airing Cupboard, Landing, Family Bathroom, Bedroom, Bedroom

OUTSIDE
Woodbridge Farmhouse benefits from an adjoining thatched outbuilding which offers significant hope value for conversion to residential use. While to the rear of the property is a large garden and parking area.

In addition, there are also a number of useful outbuildings extending to 1,765 square feet (164 sqm) in all, which can be summarised as follows:-

***The Stables* -** Extends in all to approximately 82 square metres (882 square feet) and is a fully enclosed timber



constructed building under a corrugated roof.

The Old Store - Extends in all to approximately 28 square metres (301 square feet) and is of a brick construction under a monopitch corrugated roof.

General Purpose Building – Extends in all to approximately 54 square metres (581 square feet) and is constructed of a steel frame under a corrugated roof.

SERVICES

Mains electricity, private spring water supply, private septic tank drainage and oil fired central heating.

AGRICULTURAL LAND
(Outlined in blue on the site plan)

Additionally, there is a further approximate block of 8.16 acres (3.30 hectares) of agricultural land available for sale with the house depending on purchasers' requirements.

The land is situated a stone's throw from Woodbridge Farmhouse and is currently all down to permanent pasture bound by mature Devon bank hedges.

The land is predominantly of a gentle east facing gradient and benefits from a private spring water supply which also serves Woodbridge Farmhouse, however if sold in the separate lots this will be disconnected. There is also a natural stream water supply which serves the land.

ENVIRONMENTAL SCHEMES

The land is not subject to any Environmental Stewardship or Countryside Stewardship Scheme agreements.

TENURE
The property is being offered for sale on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the property as far as known.

METHOD OF SALE

Woodbridge Farmhouse is offered for sale by Private Treaty as a Whole to include the land or as Lot 1 the House alone.

GUIDE PRICES

Lot 1 Woodbridge Farmhouse (outlined in red on the site plan) - £610,000

The Whole (to include 8.16 acres of land outlined blue on the site plan) - £685,000

LOCAL AUTHORITY

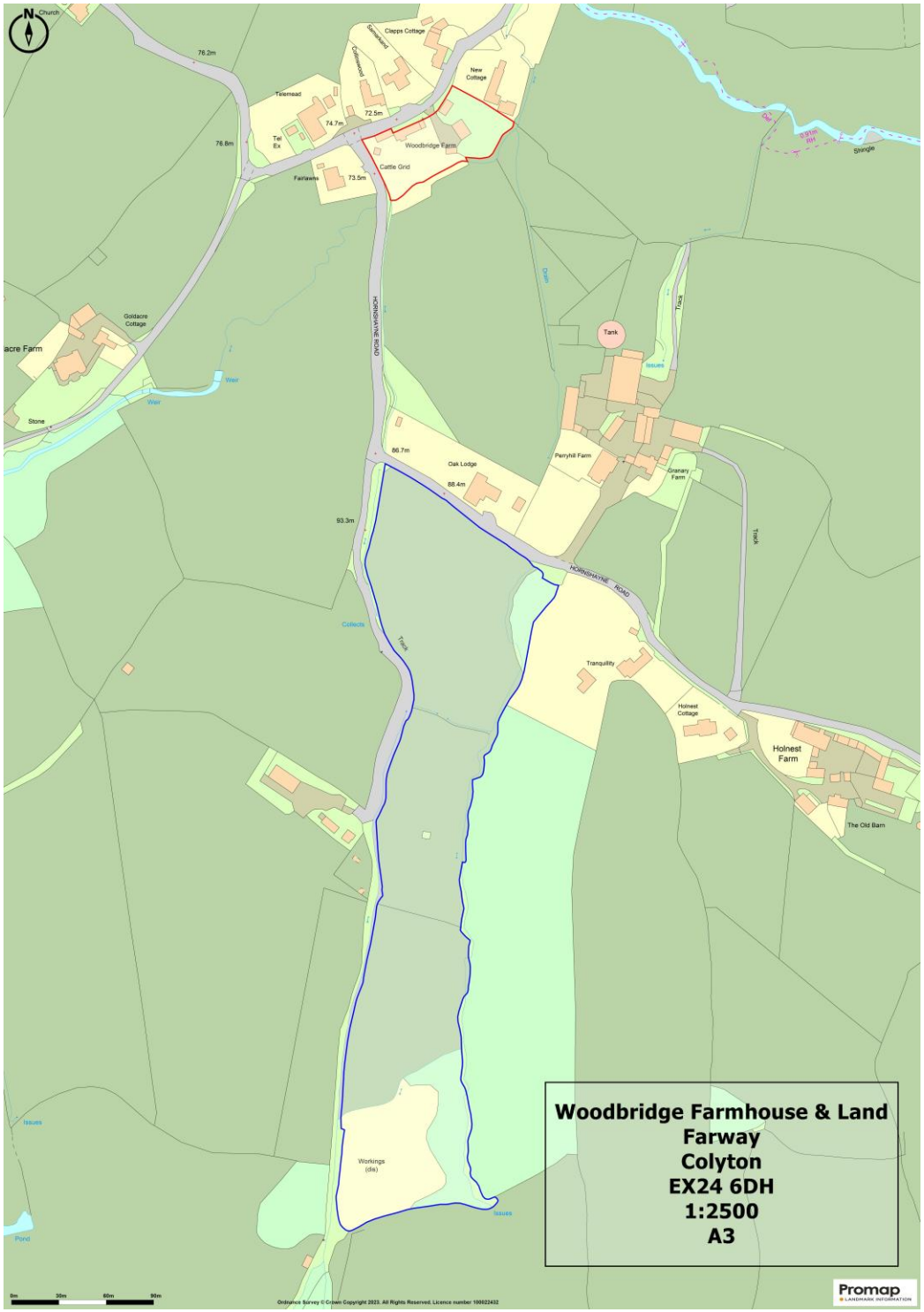
East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ Tel: 01404 515 616.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye of 6 Fore Street, South Brent, TQ10 9BQ. Telephone 01364 646 177 for details.

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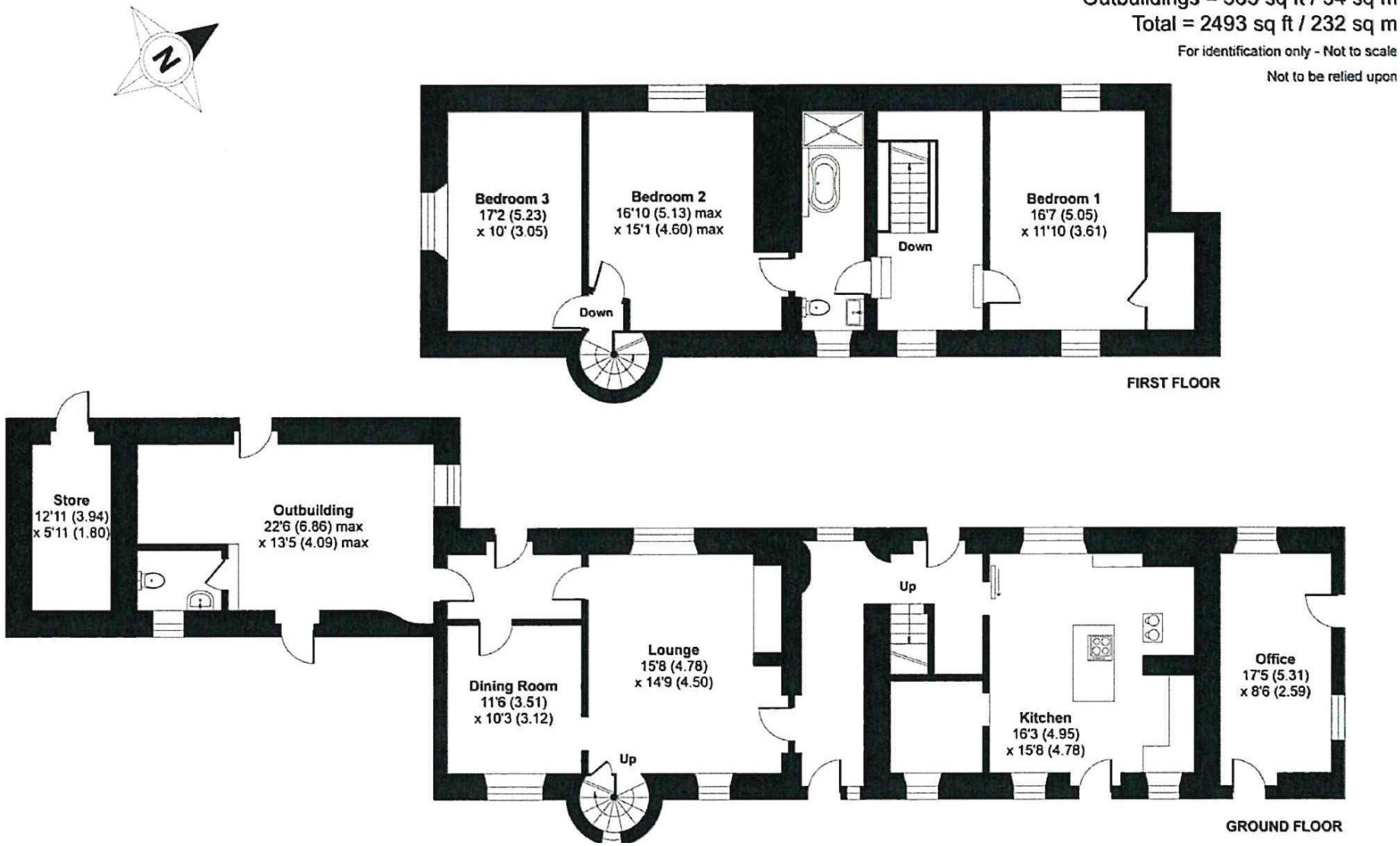
Woodbridge Farmhouse & Land
Site Plan



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Approximate Area = 2128 sq ft / 198 sq m
Outbuildings = 365 sq ft / 34 sq m
Total = 2493 sq ft / 232 sq m
For identification only - Not to scale
Not to be relied upon



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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