

WYTCH FARM

gth

STOCKLAND





Wytch Farm

Stockland, Honiton, EX14 9DX

Exeter 23 miles; Axminster 11 miles; Taunton 15 miles

 3
  4
  2
  198.7sq m

A rare Grade II listed former farmhouse in an idyllic, elevated position within the Blackdown Hills National Landscape, set in approximately 2.35 acres with traditional outbuildings, pasture, orchard and far-reaching views across the Yarty Valley.

Freehold Guide Price £750,000

DESCRIPTION

Offered to the market for the first time in over 45 years and with no onward chain, Wytch Farm presents an exceptional opportunity to acquire a beautiful period rural holding of real character, privacy and potential.

- Handsome Grade II listed former farmhouse, believed to date from circa 1680.
- Set in approximately 2.35 acres of gardens, pasture, orchard and woodland fringe.
- Secluded elevated setting with no immediate neighbour.
- Magnificent uninterrupted views over the Yarty Valley
- Traditional stone and block outbuildings, barns, cobbled yard and parking.
- Character features including flagstone floors, beams, hearths and dairy kitchen.
- Flexible layout with potential for multi-generational living.
- Solid fuel Aga and oil-fired central heating.
- No onward chain.



Wytch Farm is a wonderfully atmospheric former farmhouse, externally little altered and full of the timeless appeal that makes historic Devon homes so desirable. Set well away from immediate neighbours, the house occupies a peaceful elevated position surrounded by pasture, mature planting and woodland, with a remarkable sense of seclusion and tranquillity.

Believed to date from circa 1680, the property retains a wealth of original detail, including flagstone flooring, exposed beams, traditional hearths and a characterful dairy kitchen. It has been cared for and sympathetically maintained over many years.

The accommodation offers flexibility and charm throughout. A later addition to one end of the house provides a study area with stairs rising to a bedroom above, creating excellent scope for guest accommodation, a private suite or multi-generational living. For the precise arrangement of rooms, please refer to the floorplan.

The property further benefits from a solid fuel Aga and oil-fired central heating with radiators throughout.

OUTSIDE

The grounds form an important part of the appeal, extending in all to approximately 2.35 acres and comprising former pasture, an old orchard, garden areas and a woodland fringe. The views from the house and grounds are superb, taking in open countryside and the Yarty Valley beyond. Wytch Farm is approached via a secluded driveway leading past an open-fronted stone barn, currently used in the manner of a garage and measuring approximately 18'2" x 15'2". Beyond a cattle grid, the drive opens into a parking area and continues around to a five-bar gate giving access to the atmospheric old, cobbled yard.

Arranged around the yard is a highly attractive collection of traditional outbuildings. These include a stone hay barn formerly used as a workshop, measuring approximately 19'5" x 12'7"; an attached block and stone building with two stable doors, measuring approximately 27'4" x 17'7"; a further block and stone building with stable door, measuring approximately 25'3" x 10'8", with an attached curved wood store; and, across the yard beyond a further five-bar gate, a large stone barn measuring approximately 27'4" x 17'7".

To the front of the house lies a formal stone walled garden, with access to one of the barns and a cobbled path leading to the house.



A five-bar gate opens into the pasture with woodland beyond, completing a setting of rare privacy and natural beauty.

SERVICES & OUTGOINGS

We understand that mains electricity, oil, private water and private drainage are connected to the property.

Council Tax: Band E

SITUATION

The property occupies a magnificent, secluded position within the Blackdown Hills National Landscape, an area known for its unspoilt countryside, wooded valleys and far-reaching rural views.

Despite the sense of complete retreat, communications are convenient, just a short drive from the centre of the village of Stockland with access to the A30/A303 and the market town of Honiton within approximately 15 minutes.

DIRECTIONS

What3words:///worlds.beaten.teaching

ADDITIONAL INFORMATION

Broadband: Basic 11 Mbps **Mobile Coverage:** 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 in an area at a VERY LOW RISK from flooding .



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

111 High Street, Honiton, EX14 1LS

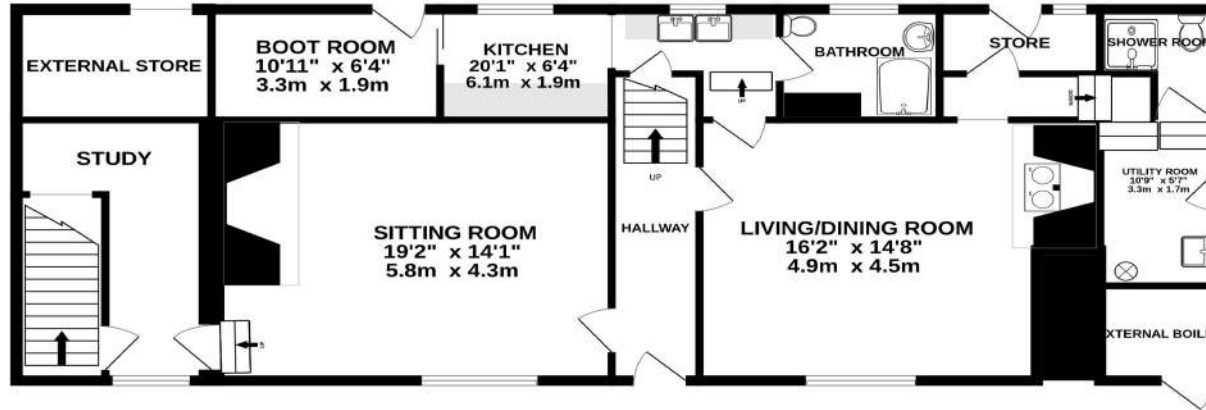
Email: residential.honiton@gth.net

Tel: 01404 46222 | Ref: HON

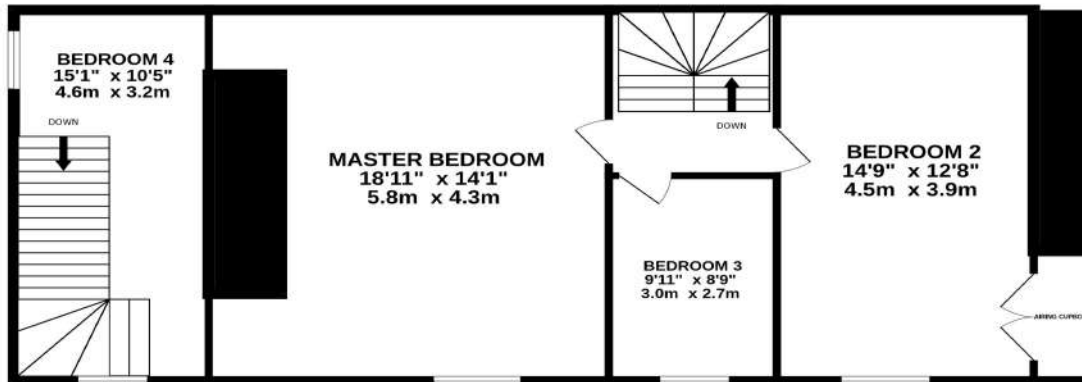
GREENSLADE TAYLOR HUNT

www.gth.net

GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



WYTC FARM, WITCH LANE, STOCKLAND, HONITON

TOTAL FLOOR AREA : 2139 sq.ft. (198.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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