



Barcombe



Barcombe

Hawkchurch, Axminster, Devon EX13 5XL

Bridport 14 Miles Lyme Regis 8 Miles Axminster 5 Miles

A beautiful detached period stone cottage style house in a peaceful and secluded country location close to Hawkchurch village.

- East Devon Area of Outstanding Beauty
- Large Conservatory
- Grade II Listed Building with Splendid Fireplaces
- Lovely South Facing Gardens
- Freehold
- Rural Woodland Setting with Open Fields Beyond
- In All About 0.3 Acre
- No Immediate Neighbours
- Rare and Unique Opportunity
- Council Tax Band E

Guide Price £750,000

AGENT SAYS

'The location of Barcombe says it all. It occupies a beautiful and unique country setting surrounded by woodland and countryside. Think Thomas Hardy, Wordsworth and Beatrix Potter. If you are looking for complete tranquillity, privacy and seclusion, this is the property for you. Having sold properties in West Dorset/East Devon for over 28 years, I can truly say that Barcombe is of the type and location that rarely, if ever, comes onto the open market.' - Martin Bowen-Ashwin MRICS MNAEA. Senior Associate, Stags.

AGENT'S NOTE

Barcombe is accessed over a track and ford. Given the current wet winter weather an SUV or car with high clearance may be a good idea, although one of the owners has remarked that she routinely drives a hired car when at the property. If you prefer, you can park on the track itself just beyond the cattle grid (not either side where it can be boggy at this time of year), don wellies, and walk up the track, through the ford, and up to Barcombe.

THE PROPERTY

Barcombe is a beautiful detached period cottage or house (due to its size) located in an elevated and secluded country setting. It is understood to date back to the 15th century and was formally two cottages. Barcombe is Listed Grade II of Architectural or Historic Importance and has been under the current family ownership since 1986. Just prior to that year, Barcombe was subject to extensive refurbishment by the former owner.

The accommodation is well presented and spacious. All the rooms have a lovely aspect over the wrap around gardens and surrounding woodland. Barcombe has been clearly well loved and cared for with recent additions including a new hot water heater, bore hole and cattle grid.



The house has substantial main walls of natural stone under a tiled roof. It boasts numerous character features including a large stone and beamed inglenook fireplace and an oak panelled wall in the living room, and to the dining room, a large brick and beamed inglenook fireplace with a bread oven. Both rooms feature exposed ceiling beams, plus colour washed exposed stone, window seats and small paned windows. There are also oak and cottage doors, and the staircase and landing have plank and muntin style wood panelling. The reception hall, utility and shower room feature lovely period style flooring with diamond shaped tiling.

THE ACCOMMODATION

Ground floor- reception hall/study, over-sized living room, dining room with a small office alcove, large and handsome adjoining conservatory (rebuilt in keeping with the style of Barcombe around 2009), kitchen with light wood fronted units, and a large utility room with laundry sink, larder and shower room.

First floor- large landing with library area incorporating bookshelves, exceptionally large double aspect principal bedroom with window seats and walk in wardrobe with natural light from a pretty window. There is also plumbing for a wash basin if desired. N.B. The large Chinese rug will be removed. There are two further double bedrooms and a single aspect bathroom/shower room featuring a corner bath and separate shower.

OUTSIDE

Barcombe has access off a country lane and over a farm track and ford, leading up to an informal parking area which, although not part of the freehold, has been in regular use with the landowner’s permission by the owners since 1986. As part of the freehold, the house also has off road parking both within the front and rear gardens. The wrap around gardens are quite beautiful both in layout and surroundings. The front garden includes a large adjoining paved terrace leading down to a lawned garden with a five-bar gate onto the track. To one side, is an extensive rose and clematis arbour along with a good-sized timber shed/workshop with power. There is a stile giving access to the fields, although this is informal. Beyond here is a small paved terrace. To the rear, the sunny south facing garden has an adjoining wide gravelled terrace, low retaining walls and steps up to a large lawn, framed with a variety of trees, a relay of flowering shrubs, and a small but delightful spinney at the top. The rear of the house is graced in the summer with a lovely climbing rose, wisteria and honeysuckle.

SITUATION

Barcombe enjoys a lovely, secluded and peaceful setting with no immediate neighbours. It lies within an Area of Outstanding Natural Beauty (AONB). However, Barcombe is far from isolated, being within walking distance to the middle of the picturesque village of Hawkchurch. Hawkchurch boasts a thriving and proactive local community with a splendid Norman church, a community shop, a well-regarded primary school and a modern village hall which hosts a variety of clubs and activities. There is a football field, a tennis court, and a local pub favoured by walkers and locals alike. On the edge of the village is Hawkchurch Resort Holiday Park with gym and spa facilities. From the village, there is a bus service into nearby Axminster. Axminster boasts a market every Thursday, a surgery, library, pool, two supermarkets and schools. Axminster has excellent rail links to London (direct to Waterloo) and westwards to Exeter, as well as further into Devon or onwards to Cornwall. Bridport is also within easy reach, offering a broad range of shopping and cultural activities and events including a twice-weekly street market. The Jurassic Coast World Heritage Site is easily accessible at Lyme Regis and Charmouth, both a few short miles from Barcombe. In addition to the village school, there are schools for children of all ages in the area, including the highly regarded Colyton Grammar.

SERVICES

Mains electricity. Septic tank drainage. Private water supplied by a borehole added in 2016, and a well. Electric heating. Clearview wood burner to the dining room, and a working open fireplace to living room.

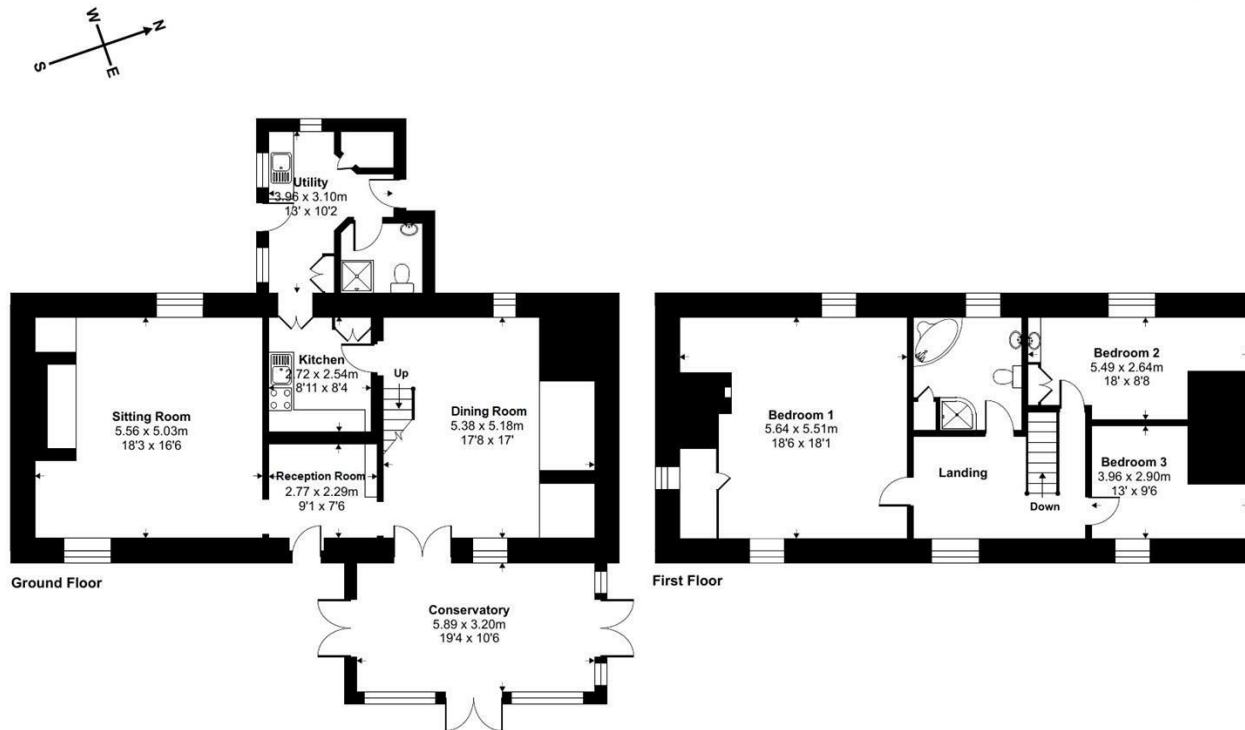
DIRECTIONS

Barcombe cannot be located by SATNAV so please follow our directions. From the A35 at the Hunters Lodge (just to the east of Axminster), join the Crewkerne Road signed Crewkerne. Continue on this road for approximately 2.2 miles then turn left signed Hawkchurch. At the crossroads, continue straight ahead towards Westhay and Thomecombe. After 0.5 miles, you will come to a right hand turn with a tree at the intersection. Turn right. You will pass Westhay Farm on your left, and the entrance to Barcombe is after approximately 0.5 miles on the right. Look for the Stags for sale board, a cattle grid, and a green letter box. Viewing is strictly by prior appointment only.



Approximate Area = 2043 sq ft / 189.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 813423



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