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Rock House and Farm



## Rock House and Farm, Alfington, Ottery St Mary, Devon, EX11 1NZ



### SITUATION & DESCRIPTION

This unique opportunity is positioned in an accessible location on the edge of the small village of Alfington between the vibrant market town of Honiton and the pretty country town of Ottery St Mary. The Victorian house, historic farmhouse enjoy a sunny aspect and is well placed for access to the B3177 which links to the A30 and Ottery St Mary, along with a regular bus service.

Alfington has a church and a small village hall, whilst Ottery St Mary, home to the well-respected Kings School, has a host of independent shops, pubs and restaurants, a large Sainsbury store, a sports and leisure centre and a doctors surgery.

Honiton offers a wider selection of shops and facilities, as well as a train station on the Exeter to London Waterloo line. The Cathedral City of Exeter lies some 14 miles to the West.

The coast at Sidmouth, a World Heritage site, is to the South.

### ROCK HOUSE

Rock House is a Victorian built double fronted House with an attached annexe/holiday let, outbuildings and paddock. On the ground floor there are reception rooms, overlook the garden, the kitchen has an electric Aga and marble topped island and there is also a useful store room. Upstairs are four bedrooms, one en suite, a bathroom and a separate WC.

### ROCK FARMHOUSE

The farmhouse has a wealth of character features including exposed cruck and ceiling beams, plank and muntin screen, window seats and fireplaces. The accommodation is centred around a large kitchen, fitted with a range of units, Belfast sink and an oil-fired Aga set within a large brick fireplace. The living room has an inglenook fireplace around There is a double aspect sitting room, and a fireplace, and the dining room has beautiful clay tiled floor and character timber mullion window.

On the first floor are four bedrooms with exposed cruck beams. The family bathroom has a claw foot roll top bath.

### ROXIE HOUSE

Roxies is attached ancillary accommodation to Rock House, currently used for holiday letting. It has a kitchen and living room with two bedrooms and a bathroom upstairs.

### OUTBUILDINGS

As well as the two houses there are an array of barns as show on the floor plan.

### GROUND

There are gardens with both the house and farmhouse,

To the front and side of Rock House there is a stunning kitchen garden, extensive lawns and a productive orchard at the bottom, along with a studio (suitable for a variety of different uses), shed and potting shed.

Behind the barns next to the farmhouse is an elevated lawn area sheltered by mature trees and hedges, and a Gazebo which has been used for weddings.

### LAND

A large gently sloping paddock plannted with numerous nut and fruit trees.

In all the property extends to about 3.69 acres (1.49 ha)

### THE CIDER PRESS

A cob, brick and timber barn

### THE LINHAY

A cob, brick and timber barn, attached to the cider press

### THE GRANARY

A large former granary barn adjoining the farmhouse has been renovated with glazed Oak doors, and oak floors, used occasionally by our clients for weddings and as a dance studio.

### THE SHIPPON

Recently re-roofed, used as the bar area for the weddings

### STABLES & WORKSHOP

Block built building, split into a number of loose boxes.

### SERVICES

Mains electric and water. Private drainage. Oil-fired central heating.

Unique semi-rural property, with two residences, ancillary accommodation and 3.69 acres (1.49 ha) that has been used for weddings and holiday letting.

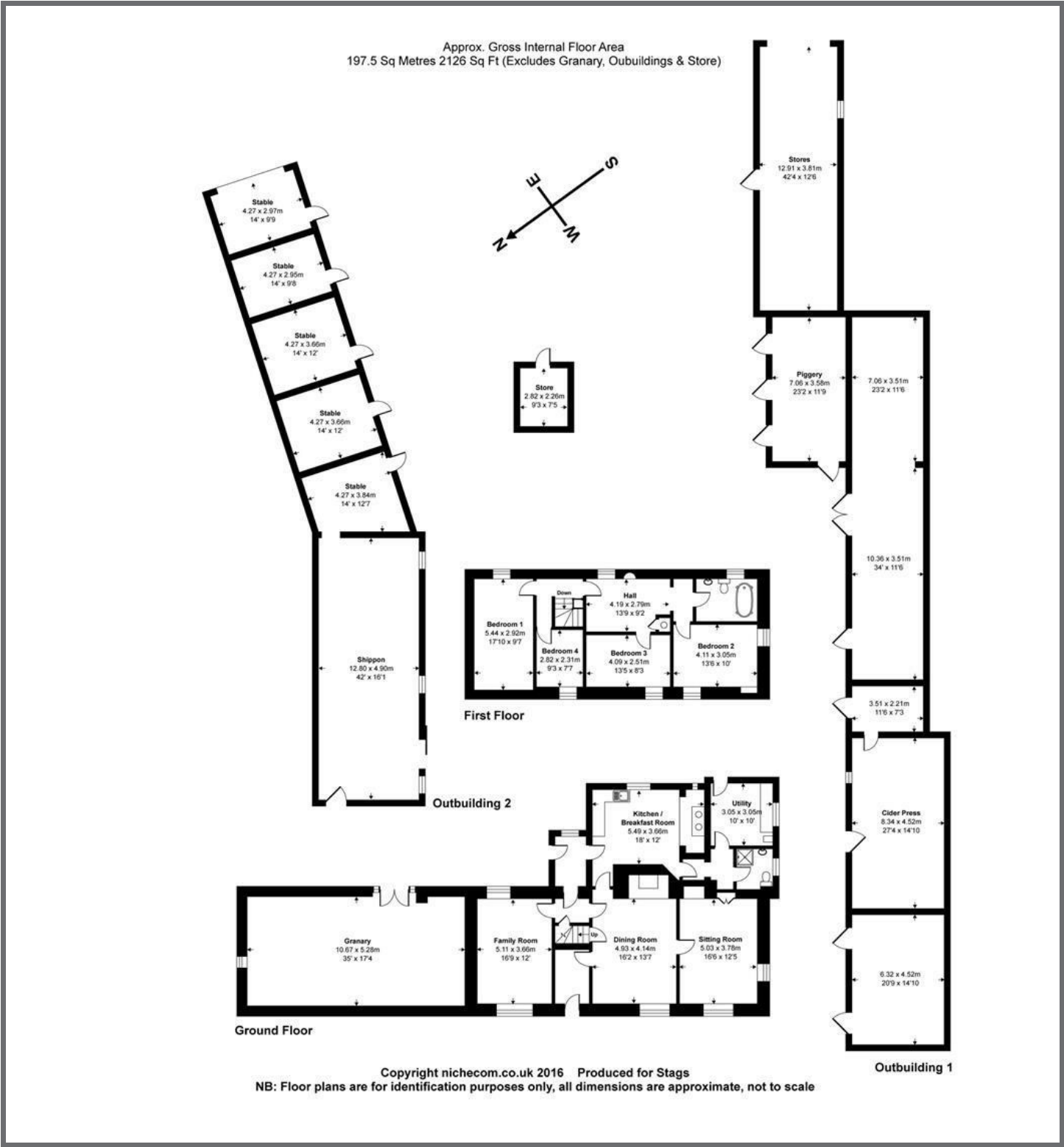
- Historic 4 bed farmhouse
- Victorian 4 bedroom house
- Large courtyard of barns
- 2 Bed annexe
- Licensed wedding venue
- Glorious private gardens
- Accessible location
- 3.69 acres (1.49 ha)
- Freehold
- Council Tax Band F

Guide Price  
£2,000,000









These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		86
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-46 F	29	
35-39 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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