



Holnest Farm



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Farway, Colyton, Devon, EX24 6DH

Honiton Station 4.3 miles Sidmouth Beach 9 miles

Elegant 1920s house with annexe/cottage,
courtyard of traditional barns, glamping
business in nearly 9 acres. EPC Band E

- 1920s Character House
- 3 Reception rooms
- Barns approx 7319 sq ft (679 sqm)
- Planning for 5 Yurts
- Freehold
- 6 Bedrooms (2 en suites)
- Courtyard tradition buildings
- 2 Bedroom ancillary barn
- In just under 9 acres (3.6 ha)
- Council Tax Band G

Guide Price £1,500,000

SITUATION & DESCRIPTION

Holnest Farm is a particularly handsome farmhouse set within a courtyard of traditional stone barns. The house which is thought to date back several centuries, is understood to have been remodelled in the 1920s with generous proportions and character features of the period.

The property enjoys a wonderful elevated position within the historic and enchanting Farway valley. Surrounded by gently undulating countryside synonymous with rural East Devon, the village community is spread along the valley, the Norman Church of St Michael & All Angels providing a beautiful focal point with the primary school in Church Green.

The nearby historic market town of Honiton is just 4 miles distant with a wide range of shops and facilities, a main line rail service direct to London Waterloo and good road links to Exeter in the West, Dorchester to the East, the stunning Jurassic Coast to the South and London via the A303.

The Regency resort of Sidmouth is 8 miles to the South with an out of town Waitrose whilst the Cathedral City of Exeter is 19 miles distant with access to the M5 motorway via junction 29 and the International airport just 16 miles.



ACCOMMODATION

The spacious accommodation has been improved and updated by the current owners over the years, presenting in an elegant yet comfortable family home. The side entrance, takes you into the heart of the house, the glorious farmhouse style kitchen with bespoke coloured units under oak tops, there is a large central island, two oven Aga and separate integrated double ovens and hob. Near the kitchen is a utility, large pantry, boiler room, butlers pantry and WC.

On the ground floor the adaptable accommodation includes a library/dining room, drawing room with a Minster stone replace and on to the impressive stair hall. The layout allows the option for a ground floor annexe with a reception room and en-suite bedroom with dressing room.

The first floor can be accessed via two staircases and there is a long landing area with extensive storage. The superb main bedroom has bath/shower room and dressing room and there are 4 further bedrooms and luxurious bath/shower room. There is a small cellar which makes a great wine store.

THE OLD BARN

Converted in the 90s this former stone barn, has permission to be used as additional accommodation, although in recent years has been renovated and run as a successful 2 bedroom accessible holiday let, with its rear terrace, enclosed garden and views across the land

GROUNDS

A sweeping driveway leads to the courtyard and beyond. The gardens are south and west of the house with lawns and beautifully stocked borders providing a lovely back drop to sheltered terraces.

The land runs south from the buildings, divided into three main paddocks by post and rail fencing, with water drinkers. Plus an orchard, kitchen garden large productive polytunnel. A former sand school is now a level area of grass with access to the lane.

GLAMPING

Consent was granted in 2017 for the 5 'yurt' units and associated leisure facilities (Ref 17/0747/FUL), the current owners have utilized two of these let as a pair for exclusive use holidays.

COURTYARD OF BARNs

The substantial courtyard of barns, has been extensively repaired and improved by the current owners including complete overhaul of several of the roof and first floor structures and stonework where necessary.

PP for conversion of two barns into two holiday cottages. It is thought that the remaining barns could provide a similar opportunity for conversion, subject to consents.

SERVICES

Mains and private water. Mains electric. Two PV Panels arrays, 1 with battery storage. Private drainage.

DIRECTIONS

From the main part of the village (south from the church and school), pass the village hall heading towards the hamlet of Woodbridge. Past the Chapel on the right and shortly after the left bend turn right into Hornshayne Road. Continue for about 300 yards and the property is on your right.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

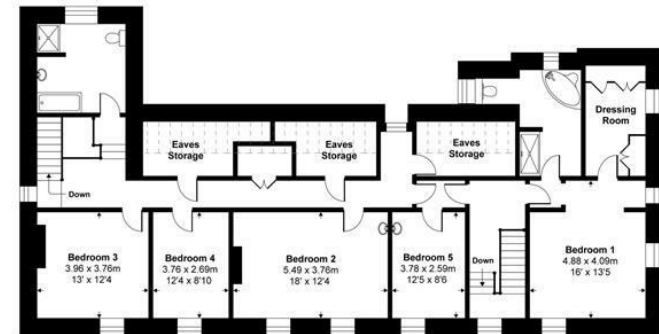
Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

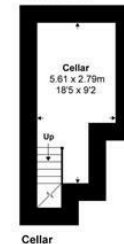
01404 45885

Main House Area = 4066 sq ft / 377.7 sq m (excludes lean to)
Limited Use Area(s) = 163 sq ft / 15.1 sq m
Total = 4229 sq ft / 392.8 sq m

For identification only - Not to scale

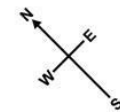


Ground Floor



Cellar

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 796166



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