



Tolcis Farm



# Tolcis Farm

Tolcis, Axminster, Devon, EX13 7JF

Axminster Station 3 miles; Lyme Regis Beach 9 miles

A handsome Grade II listed farmhouse set in delightful country grounds with stabling and two paddocks. In all approx. 4.1 acres.

- Grade II listed farmhouse
- 2 paddocks and stabling
- In all approximately 4.1 acres
- Beautiful countryside surroundings
- Freehold
- Stone barn with potential to convert (STPP)
- Delightful country grounds and gardens
- Nearby schools, pubs and amenities
- Easy access to main transport links
- Council tax band G

Guide Price £950,000

## SITUATION

Tolcis is a small rural collection of properties located approximately 3 miles north of the East Devon market town of Axminster. Situated on the edge of the Blackdown Hills, and Area Of Outstanding Natural Beauty, Tolcis Farm enjoys stunning southerly views over the Devon countryside.

The market town of Axminster provides a good range of day to day amenities including shops, schools and cafes together with a mainline railway station on the London Waterloo line. Taunton railway station offers a fast service to Paddington. Along with the market town of Honiton (10 miles) and Taunton (19 miles), the property is well placed for a wide variety of shopping, sporting and social activities. The heritage coast with resorts such as Lyme Regis and Seaton is some 6 miles distant from Axminster and the regional centre of Exeter is 25 miles to the west, with connections to the M5 motorway and regional airport.

Primary schooling at Membury or Axminster. State secondary schools at Axminster, Woodroffe School in Lyme Regis, and the well regarded Colyton Grammar School. Independent schools in the area include St John's at Sidmouth, Perrott Hill at Crewkerne, Blundell's at Tiverton and the Taunton Schools.



## DESCRIPTION

Tolcis Farm is a handsome, Grade II Listed farmhouse which has origins, according to the listing, dating back to the 15th century when it was more than likely a Yeoman's house, having some distinctive architectural features which sets it apart from the typical Devon longhouse. It is of traditional construction, principally of the locally quarried Tolcis Stone, with rendered sections and several handsome stone mullion windows to the gable end.

The house itself exudes a huge amount of character and retains a wealth of period features such as the superb cross passage, plank and muntin screens, heavily beamed ceilings, Tudor arched doorways, flagstones and two impressive inglenook fireplaces. There are also several cruck beams to the first floor which show signs of smoke blackening from when the hearth or fire was open to the roof.

The accommodation is adaptable in its layout and there are three reception rooms, two of which have open fireplaces. The kitchen is well-fitted and has an extensive range of units, a range cooker and slate floor. Tolcis Farm benefits from four bedrooms to the first floor with another potential fifth bedroom or cot room/dressing room off bedroom two. The bedrooms are serviced by two bathrooms, one of which has a freestanding bath.

## OUTSIDE

Approached via a 6-bar gate onto a concrete drive with ample parking space for multiple vehicles. The driveway continues past the property up to the barn measuring approximately 88' x 44' which contains large pony stables. This has an extensive level concrete yard to the side which gives access to the paddocks.

The grounds lie mainly to the south and west where there is a lawned garden and kitchen garden, rising to two paddocks where there are breathtaking views in all directions and even glimpses of the sea at Seaton Gap. There are two separate road accesses to the paddocks and altogether the gardens and grounds extend to approximately 4.1 acres.

## PLANNING POTENTIAL

Immediately to the north of the house is a two-storey traditionally built stone barn under a corrugated roof (part of which has been recently replaced). This barn had approved planning permission (now lapsed) in 2010 to convert into two holiday cottages. Conversion of the barn allows opportunity for multi-generational living and/or home and income potential, subject to the necessary consents.

## SERVICES

Mains electricity. Private water and drainage. Oil fired central heating.

## AGENT'S NOTE

Tolcis Farm does require some remedial work and quotes have been gained for the replacement of the render to the gable end and the rethatching. An allowance for this has been made when setting the guide price.

## DIRECTIONS

From Honiton on the A35 at Axminster take the B3261 towards Axminster town and take the first left signposted Membury and Tolcis. Proceed along this lane for approximately 3 miles and turn left to Tolcis. Follow this lane for just under a mile and Tolcis Farm will be found on your right hand side.

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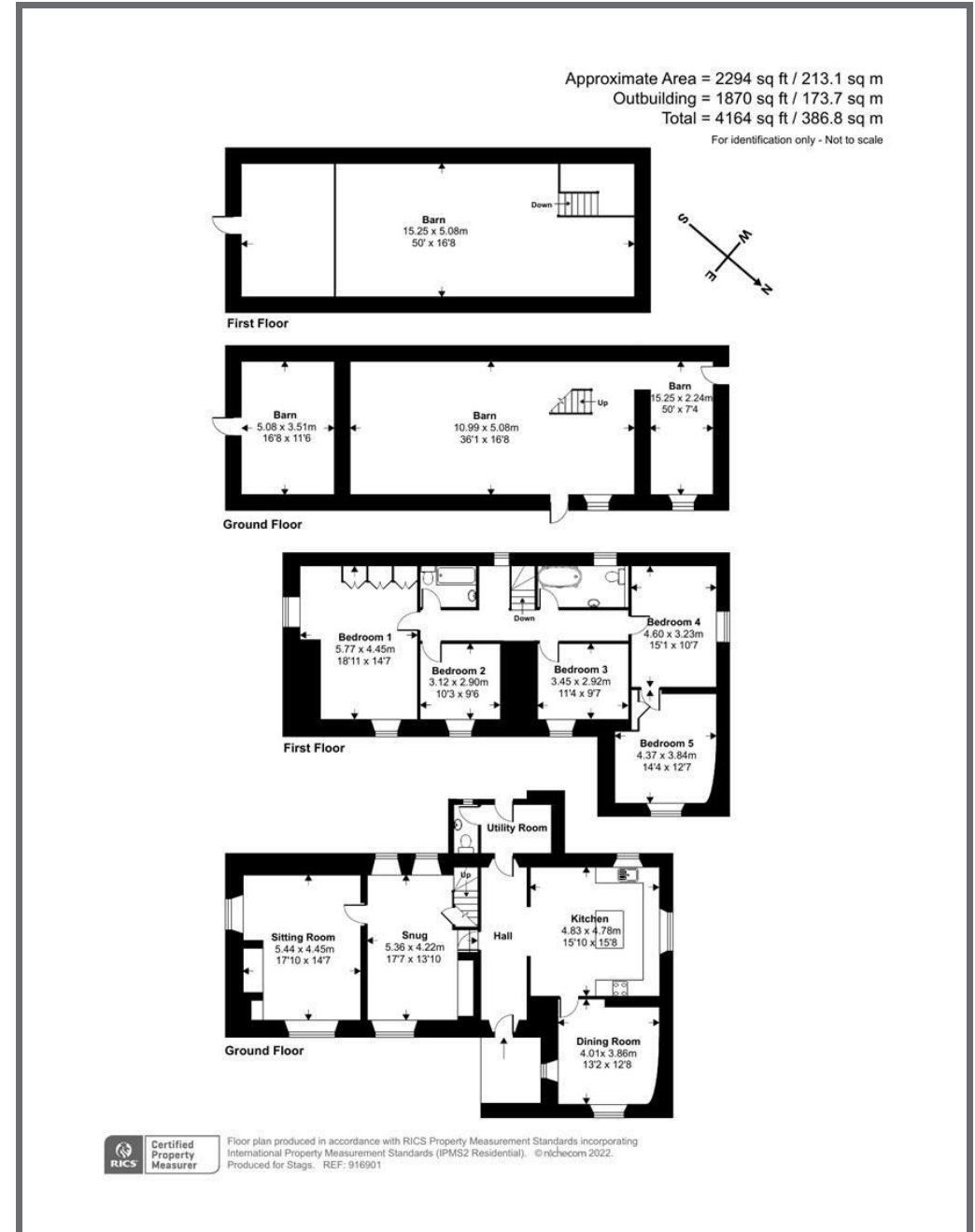
These particulars are a guide only and should not be relied upon for any purpose.



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