



Slade Dairy







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Northleigh, Colyton, Devon, EX24 6BU

Honiton Station 4 miles Colyton Grammar School 5 miles

Stone farmhouse with two holiday cottages in about 0.63 acres

- Former farmhouse
- 4 bedroom
- Lovely south facing gardens
- In all about 0.63 acres
- House - Council tax band F
- 2 x 2 bed holiday cottages
- Character features
- Open fronted car barn with store
- Freehold
- Cottages - No rates payable



Guide Price £925,000

Stags Honiton

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SITUATION

The property is located in a rural setting within the parish of Northleigh which lies between the market town of Honiton and the coastal resort of Sidmouth. Northleigh nestles in a sheltered valley in the East Devon National Landscape (formally known as AONB) has a pretty Parish Church and Village Hall as well as delightful walks throughout the locality. The property is gently elevated set within its own mature gardens and grounds which extend in all to 0.63 acres with views over the surrounding fields and down the valley.

The market town of Honiton is a 15 minute drive and lies approximately 4 miles to the north west and has a range of independent shops including many antique shops, a main line rail link to London (Waterloo) and 6 miles to the south is the World Heritage Site colloquially known as the Jurassic Coast at Lyme Bay. Exeter, the Cathedral City and County Town, is some 21 miles distant with an excellent shopping centre, theatres, main line rail link to London (Paddington), M5 motorway access and small international airport. The property lies approximately 5 miles from the renowned Colyton Grammar School, one of England's top secondary schools.

FARMHOUSE

At the heart of Slade Dairy stands the former farmhouse, an impressive property built in traditional flint stone with a fibre cement roof. Thought to date back over two centuries, the house has benefitted from more recent extensions that blend seamlessly with the original vernacular, offering both character and practicality.

Accommodation is arranged over two floors, with four bedrooms accessed via two staircases and served by two well-appointed bathrooms. The farmhouse kitchen is a particular highlight, featuring an Everhot electric range cooker and complemented by a generously sized utility room. Two inviting reception rooms, each with their own fireplaces with woodburning stoves, enjoy a lovely aspect and offer picturesque views over the gardens and surrounding countryside, creating a warm and welcoming atmosphere throughout.

A versatile office and store room adjoin the farmhouse, perfect for home working and additional storage.

COTTAGES

Adjacent to the farmhouse are two delightful holiday cottages, each offering well-proportioned two-bedroom accommodation. Converted just under twenty years ago, these cottages have been thoughtfully restored to retain their original character while providing modern comforts for guests. Exposed beams and tasteful finishes create a welcoming environment, and both cottages have been successfully let out for holiday accommodation, generating a valuable income stream. Both accessed through a separate gate so completely private from the house.

The cottages have their own parking and outside patio area, then access to the swings/play area.





BARN

Adjoining the cottages is an open-fronted car barn with an adjoining store, providing practical solutions for vehicle parking and storage.

GARDENS

Slade Dairy is set within mature gardens and grounds extending to about 0.63 acres. The gardens are a particular feature, with established planting, south-facing lawns, and a peaceful outlook over the surrounding fields and valley.

There is ample space for outdoor entertaining, relaxation, and recreation, making the gardens a haven for both residents and guests, enhanced by the shepherds hut style garden room.

The gently elevated position of the property ensures privacy and wonderful views, while the grounds offer a sense of tranquillity and connection to the countryside.

PARKING

The farmhouse is approached over a concrete drive with parking for several cars. Parking also in the adjoining open fronted car barn.

SERVICES

Mains water and electric. Oil fired central heating. Private drainage to treatment plant. Fibre broadband connected (up to 1,800 Mbps), mobile signal variable outdoor with all networks (Ofcom).

Holiday Cottages - Buttercup Cottage EPC C, Daisy Cottage EPC C.

DIRECTIONS

From Honiton head south towards Honiton Golf Course. Past the golf course and continue along Northleigh Hill Road until you reach Northleigh Cross and turn left signposted Widworthy 2 miles. Continue on this lane over the ford and the property will be found a short distance on the right hand side.

WHAT3WORDS

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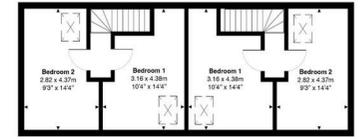
Total Area: 288.5 m² ... 3105 ft² (excluding store room, storage barn)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Holiday Cottages - First Floor



Outbuildings & Holiday Cottages - Ground Floor



