



Godford Land Farm



**STAGS**



# Godford Land Farm

Awliscombe, Honiton, Devon, EX14 3PP

Honiton 2.5 miles M5 (junction 28) 8.5 miles

East Devon farmstead with extensive outbuildings and approximately 16.66 acres. Further 18.11 acres available.

- Total 4 Bedrooms
- Well appointed accommodation
- Concrete yards
- Option for further land (18.11 acres)
- Main house and cottage
- Extensive farm buildings
- 16.66 acres South west facing land

Guide Price £975,000

## SITUATION & DESCRIPTION

The property occupies a glorious elevated rural position with fantastic views, on the southern edge of the Blackdown Hills Area of Outstanding Natural Beauty, and is located a short distance from the popular village of Awliscombe.

Supported by an active local community, Awliscombe is host to a well regarded primary school, public house and village hall.

The market town of Honiton lies approximately 3 miles to the south east, offering a comprehensive range of amenities in addition to a direct rail service between Exeter and London Waterloo and excellent road links via the A30/303. The M5 at Cullompton (Junction 28) is a straightforward journey of approximately 9 miles to the North.

Converted in the late '90s these two barn conversions have light and airy rooms with high ceilings and large windows. Little Moos (on the right) has consent for full residential use with the adjoining Prues Cottage restricted to holiday occupancy.





## ACCOMMODATION

On the ground floor each barn has tiled flooring with kitchen/dining room, sitting room with wood burning stoves and downstairs shower rooms. On the first floor each barn has two generous bedrooms and a family bathroom, with the 2nd bedroom in Prues being a mezzanine level.

## GARDEN & GROUNDS

Approached by a long private drive (the first part shared with the two neighbours) the property has a large, part cobbled parking area and front lawn. The gardens around to the rear have a sheltered patio and gently sloping lawn looking out on to the land and views beyond.

## FARM BUILDINGS

Vehicle Barns (17 m x 4.7 m), Workshop 7.9m and Stable (5.1 x 4.3m) - Forming a courtyard with the house

The more modern farm buildings are well maintained with concrete floors and extensive concrete yards, giving ease of use and a range of opportunities subject to planning.

Parlour & Loft (7.8m x 4.7m) - Two storey block built building.

Lean-to (24m x 6.8m) - Steel frame with concrete and timber walling.

Hay Barn (13.5m 9m)- Timber frame with part concrete walls and floor.

Livestock Building (13.7m x 9.1m) with concrete floor.

Covered yard with Lean-to (22.55x18m) - Substantial timber frame with mainly timber cladding and concrete floors.

Cow Kennels (22mx16.9m)- Metal frame with metal roof and cladding and concrete floor.

Former Chicken Shed - Now dilapidated - DO NOT ENTER

## LAND

Conveniently split into three good size south west facing paddocks the land is sheltered by mature hedges and several mature oak trees each with good access to the buildings. In all about 16.66 acres (6.74 ha).

## ADDITIONAL LAND - GUIDE £200,000

Adjoining the farm to the east is a further three fields with access to Church Lane in the village and via the main drive. Surrounded by mature hedges this gently sloping land is currently laid to pasture but would be suitable for arable cropping. Extending to 18.11 acres (7.33 ha)

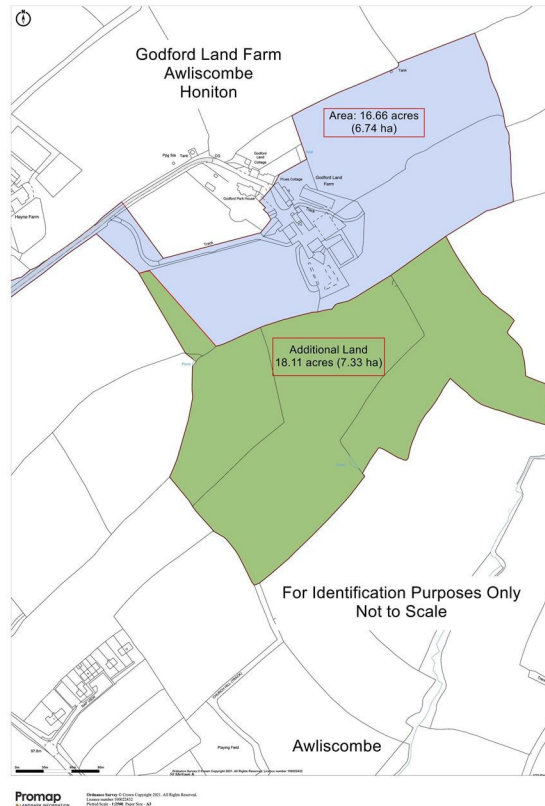
## SERVICES

Mains electric. Mains water connection available (not currently connected to the house). Private water via borehole (shared with two neighbours).

Private Entec Treatment Drainage System (not shared).







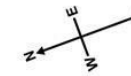
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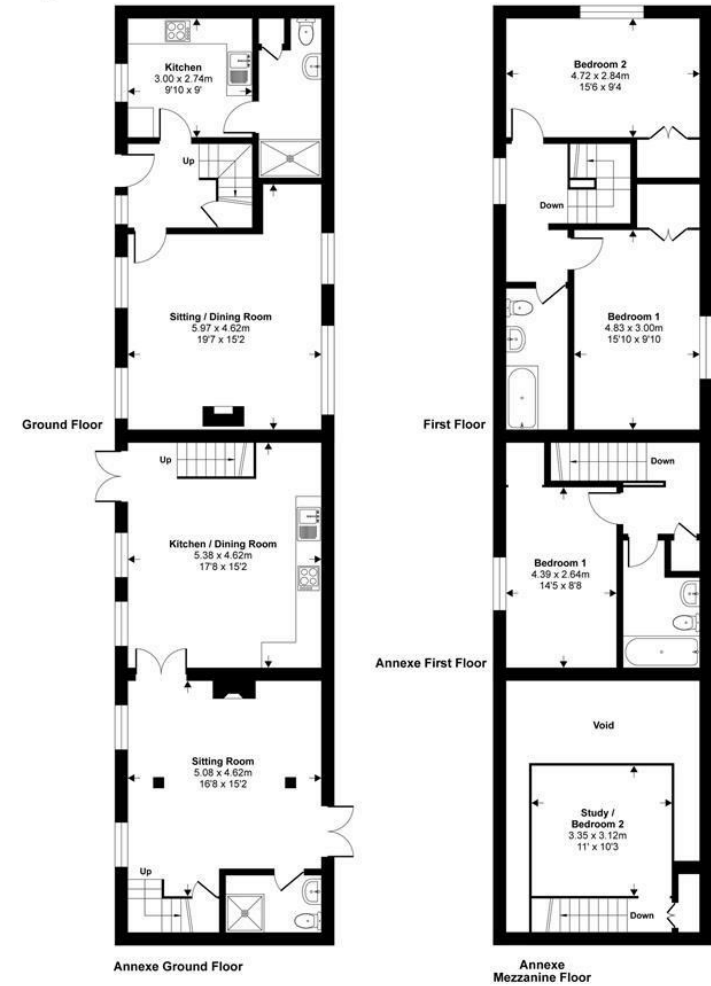
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 93        |
| (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                     |         |           |



Approximate Area = 1132 sq ft / 105 sq m  
Annexe = 851 sq ft / 79 sq m  
Total = 1983 sq ft / 184 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). © richcom 2021. Produced for Stags. REF: 788156



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