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Moorlands Farm





Sidbury 2.5 miles Honiton 5 miles  
Sidmouth sea front 5.3 miles

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Individual rural home with  
adaptable outbuildings and 30  
acres, occasionally used as an  
airstrip

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- Detached rural bungalow
- Adaptable accommodation
- Large level grounds
- Double garage & workshop
- Steel portal frame hanger
- 30.02 acres (12.15 ha)
- 2 gently sloping strips used as an airstrip
- As a whole or in two lots

Offers In Excess Of  
£900,000



### SITUATION

The property enjoys a picturesque elevated situation amidst lightly wooded and open rolling countryside within the East Devon Area of Outstanding Natural Beauty. Set in an accessible position between the market town of Honiton to the north and the regency, coastal town of Sidmouth to the south.

Located on the edge of the parish of Sidbury this good community has a range of local shops and services including a pub, village shop, butchers, primary school and church. The Jurassic coast, England's first World Heritage site, is accessible at nearby Beer, Branscombe, Sidmouth and Lyme Regis.

### ACCOMMODATION

The adaptable accommodation includes a spacious hall, three bedrooms, large lounge with wood burning stove and patio doors, as well as a semi-open plan kitchen/ dining room, utility room and two bathrooms.

Adjoining the bungalow is a substantial double garage /workshop with an additional cloakroom.

### OUTSIDE

Access from Hatway Hill, there is a parking area for several cars. The generous lawns are largely level wrapping around from west to the eastern elevations of the bungalow creating an attractive and low maintenance garden surrounded by mature hedge banks and fences with a number of mature trees.

There is a recently installed garden room

plus two substantial Larch clad sheds each with a concrete base and lined as well as with electric connected. The larger shed has a telephone point with the smaller housing the water treatment systems.

### AIRSTRIP AND BUILDING

The land has been farmed for sheep and silage as well as being used as a private airstrip for the last 36 years by the owner and occasional visiting aircraft. There are two runways, each about 550m long, and a large adaptable farm building measuring approximately 60 by 40 feet of steel portal frame construction. This has a high quality professionally laid smooth concrete floor, a washroom and bespoke sliding folding doors along one elevation providing easy access and has been used as a hanger and workshop. Please note there is no specific planning permission for use as an airstrip or storage of aircraft etc. More airfield data can be seen on [www.farwaycommon.com](http://www.farwaycommon.com)

### SERVICES

Mains electric, private water and drainage. Broadband available although fast internet speeds via 4G.

### VIEWING

Viewings by appointment only.

### DIRECTIONS

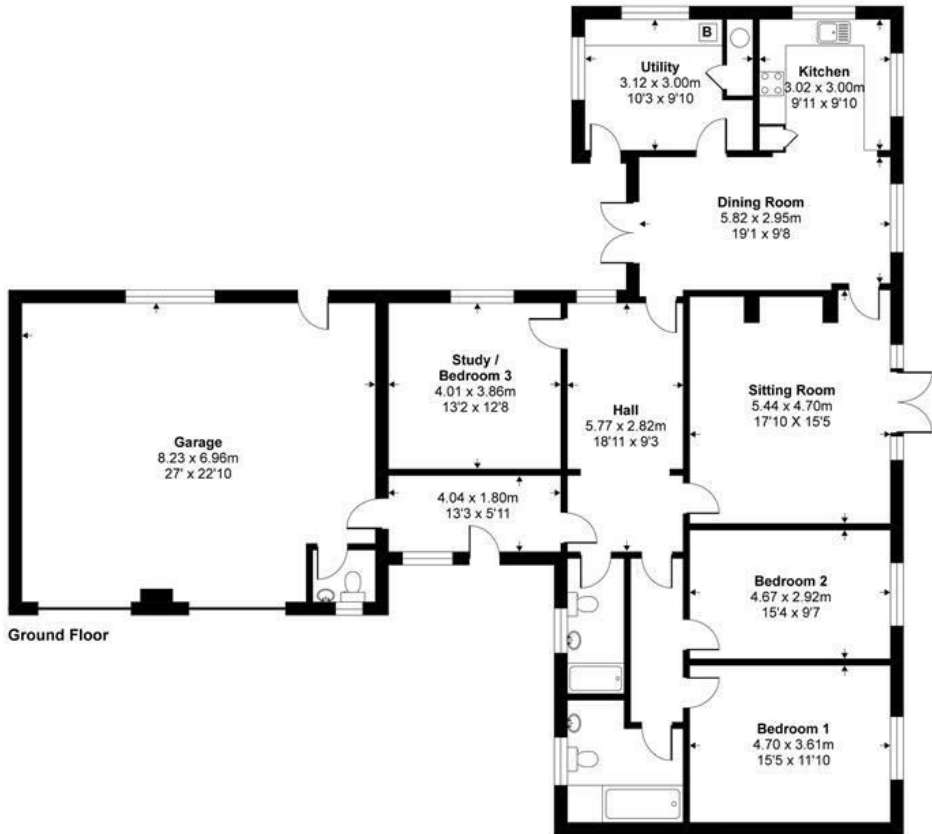
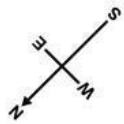
At the Hare and Hounds Inn on the A375 between Honiton and Sidmouth head East onto the Seaton Road. After 1.9 miles turn right at the crossroads onto Hatway Hill, a single-track lane heading towards Sidbury. Moorlands farm is the second building on the left-hand side.







Approximate Area = 2193 sq ft / 203.7 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). © nichecom 2021. Produced for Stags. REF: 688783.

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

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

01404 45885  
honiton@stags.co.uk

stags.co.uk

