



Abbeywood Farm

Honiton, Devon

Carter Jonas

Abbeywood Farm
Dunkeswell
Honiton
Devon
EX14 4SD

A privately situated Blackdown Hills
residential holding.

Abbeywood Farm comprises a residential holding situated in the Blackdown Hills area of outstanding natural beauty serviced by a detached farmhouse currently divided to provide two dwellings now in need of renovation, together with a holiday cottage, and a good range of both traditional and more modern farm buildings with surrounding farmland and excellent views

In all extending to nearly 34 acres.

For sale by private treaty as a whole.

Carter Jonas



Location

The property is situated close to the Somerset and Devon border in a particularly attractive part of the Blackdown Hills, which is an Area of Outstanding Natural Beauty.

Abbeywood Farm is situated between the villages of Hemyock and Dunkeswell. Hemyock offers a range of shops and services including a school, medical centre, church, post office and traditional pub. Dunkeswell has an attractive parish church and in the new village is a village shop/post office, surgery, and community hall.

Wellington, Honiton, and Taunton are also all within easy reach, all of which offer a wide range of shopping, social, and scholastic facilities.

There is an excellent range of good schools nearby both in the independent and state sectors including Uffculme School, Wellington School, and Queens and Kings Colleges and Taunton School.

The M5 motorway can be joined at Wellington (J26). Honiton, Taunton and Tiverton Parkway offer rail services to London and the A30 can be joined at Honiton.

Farmhouse

Situated on the eastern side of the farmstead overlooking its own land with views across the valley, is Abbeywood Farmhouse, originally a Devon long house which now comprises two adjoining cottages, together with a converted barn providing a holiday cottage at the southern end of the property. The property has been let for several years and is now in need of modernisation/ renovation.

At the northern end of the property is Abbeywood Cottage which provides accommodation comprising, on the ground floor, entrance hall with bathroom and stairs off, kitchen and dining room, and sitting room. On the first floor there are three bedrooms.

Adjoining Abbeywood Cottage is the property known as Abbeywood Farmhouse which provides accommodation comprising, on the ground floor, rear entrance porch, kitchen, sitting/dining room, hall with stairs to first floor and front porch, study/ bedroom. On the first floor there are two further bedrooms and a family bathroom.

At the southern end of the farmhouse is a converted barn known as Barn Owl Cottage which was converted in the late 2000's to provide a holiday cottage. Barn Owl Cottage offers accommodation comprising, on the ground floor, a good-sized kitchen and dining room, a sitting room with triple aspect, and utility room with cupboard and stairs to the first floor. On the first floor there are three bedrooms and a family bathroom.

The farmhouse has the benefit of a large garden to the front with ample space for parking to the side and rear as required.

Situated to the north of the farmhouse is a block and fibre cement Nissen hut.



Barn Owl Cottage



Barn Owl Cottage





Abbeywood Cottage



Abbeywood Cottage

Abbeywood Farm Floor Plan



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Barn Owl Ground Floor:
533 Sq Ft / 49.5 Sq M

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533 Sq Ft / 49.5 Sq M

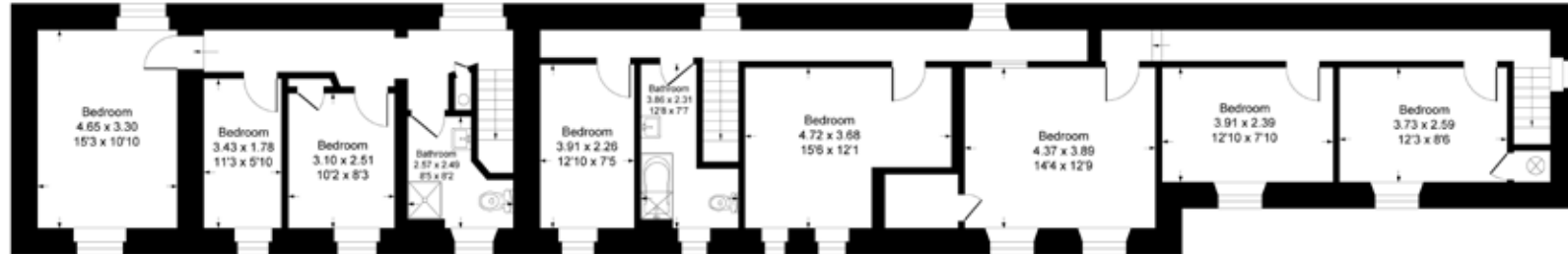
Farmhouse Ground Floor:
821 Sq Ft / 76.2 Sq M

Farmhouse First Floor:
458 Sq Ft / 42.5 Sq M

Cottage Ground Floor:
546 Sq Ft / 50.7 Sq M

Cottage First Floor:
548 Sq Ft / 50.9 Sq M

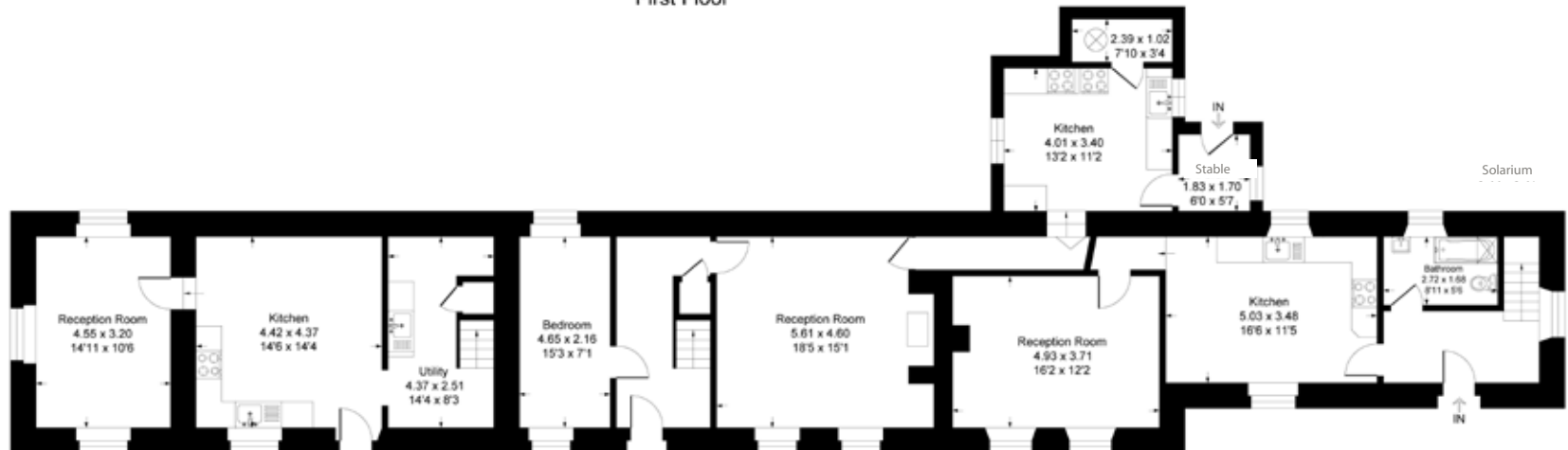
Total:
3439 Sq Ft / 319.5 Sq M



Barn Owl First Floor

Abbeywood Farmhouse
First Floor

Abbeywood Cottage
First Floor



Barn Owl Ground Floor

Abbeywood Farmhouse
Ground Floor

Abbeywood Cottage
Ground Floor

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

The buildings comprise a mixture of traditional and more modern livestock and storage buildings more specifically described below.

- 1. Traditional stone and galvanise barn with covered yard lean-to and further block built lean to providing loose boxes.
- 2. Traditional stone and galvanise former wagon house.

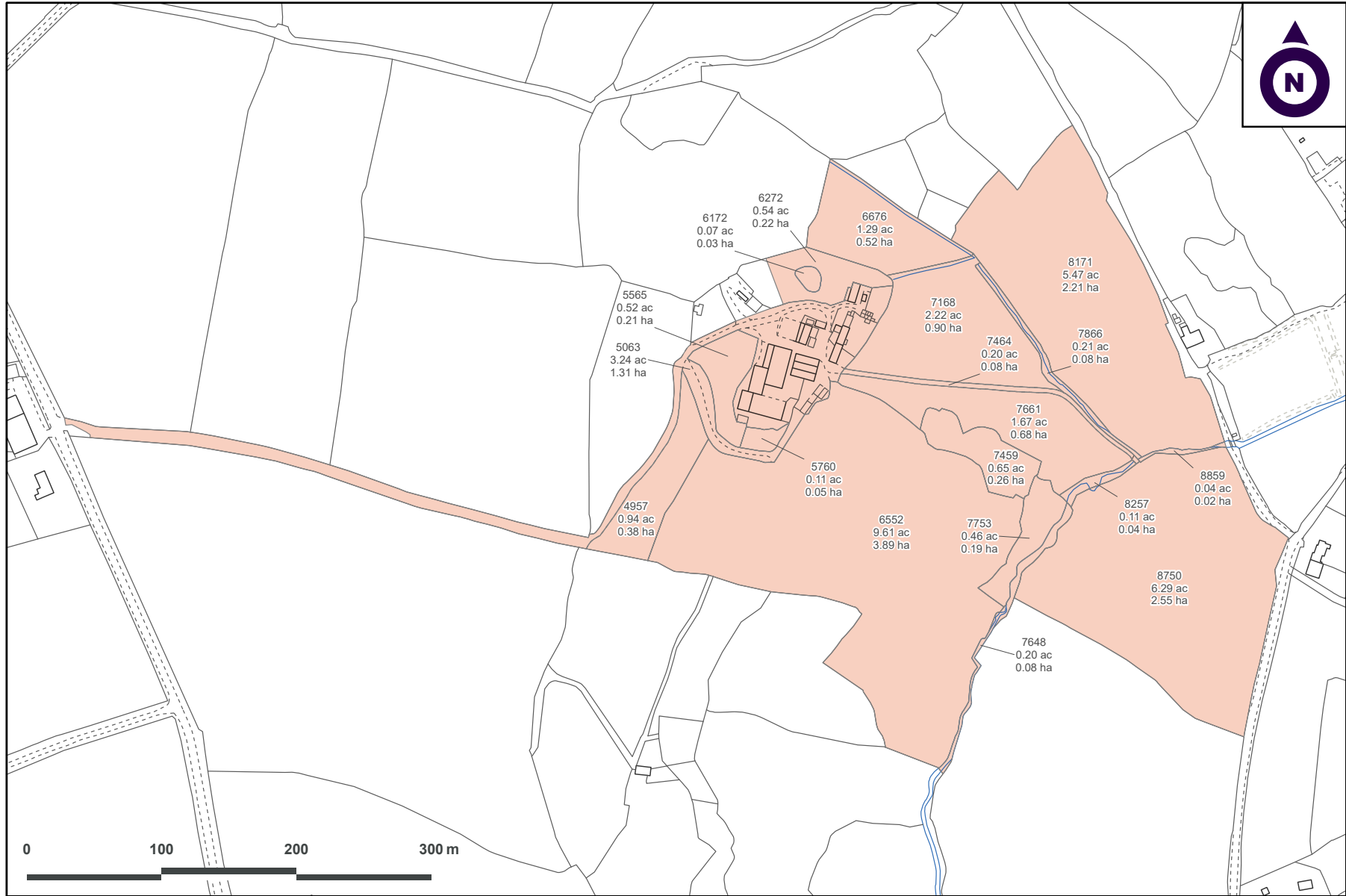
These two traditional buildings have planning permission for conversion to provide two further holiday cottages in addition to Barn Owl Cottage. The planning application reference with East Devon District Council is 05/2125/FUL which included Barn Owl Cottage as Unit 1.

- 3. Steel framed former silage barn with three sleeper walls (60’ x 45’).
- 4. Adjoining machinery store with lean-to off (45’ x 45’).
- 5. Steel framed covered yard (60’ x 30’).
- 6. Former cubicle shed (95’ x 40’).
- 7. Rendered block and fibre cement former dairy and parlour.
- 8. Three bay pole barn (45’ x 16’).
- 9. Steel framed workshop with part block walls (45’ x 20’).
- 10. Timber framed stable block providing two no. loose boxes.
- 11. Block built stables providing two no. loose boxes.

Land

The land, which is predominantly situated to the east and south of the farmstead comprises mainly gently sloping pasture enclosures well suited for livestock and equestrian uses. There is a stream running through the holding with a small area of adjoining amenity woodland and there is a pond situated on the edge of the farmstead. In all the property extends to 33.84 acres.





Method of Sale

The property is offered for sale by private treaty as a whole with a guide price of £1,200,000.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Services

The property is serviced by a mains electricity supply, a private water supply comprising a well, and a private drainage system. The vendor will reserve a right to a supply of water from the well for their retained property.

Wayleaves, Easements, Covenants & Rights of Way

The Vendor will reserve a right of way down the farm drive to access their retained land. There is a public footpath which runs through the land to the south of the farmstead.

Health & Safety

Potential purchasers are requested to take particular care when inspecting the property being mindful of livestock and machinery movements at the time of inspection, especially in and around the farm buildings.

EPC Ratings

The EPC rating of the property is E.

Local Authority

East Devon District Council
www.eastdevon.gov.uk

Viewings

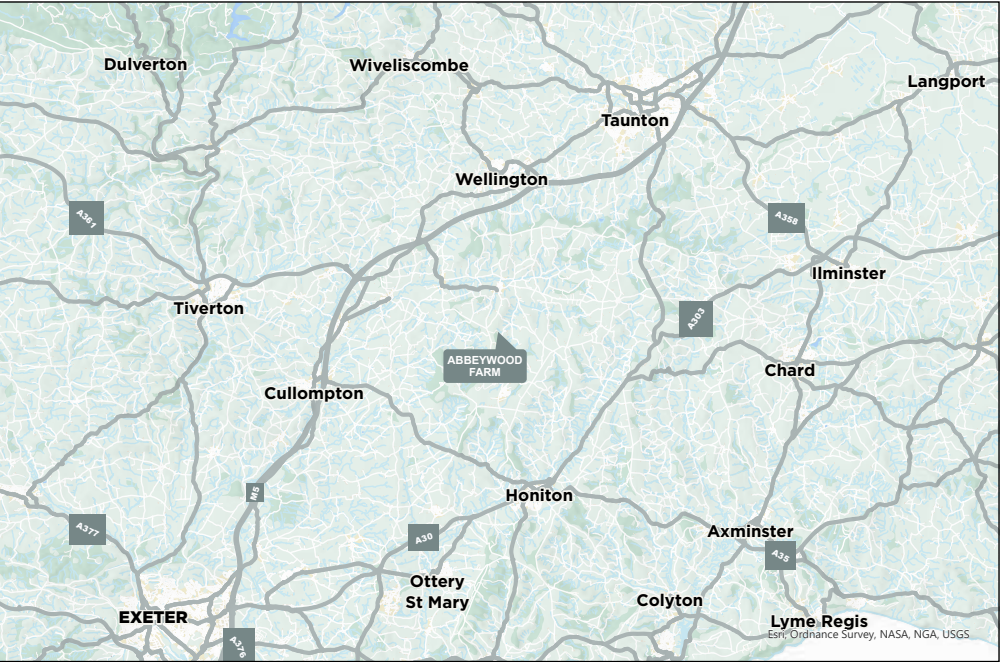
Viewings are by appointment only with the selling agents, Carter Jonas, on 01823 428590.

Directions

From the Catherine Wheel pub in Hemyock, opposite St Mary's Church, follow signs to Dunkeswell and Honiton. Follow this road out of Hemyock, climbing the hill for about two miles until the road levels out. The entrance to Abbeywood Farm is the concrete driveway on the left, opposite Higher Abbeywood Farm, shortly after the crossroads known as Gipsy Cross.



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Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk

01823 428 591 | david.hebditch@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk

One Chapel Place, London W1G 0BG

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