



Holyford Farm

Colyford

An impressive Grade II listed country house with two detached cottages, extensive outbuildings and grounds of approximately 5.5 acres, set in a rural yet convenient location, only two miles from the coast.

Holyford Farm, Holyford Lane, Colyford, Devon EX24 6HW

Colyton 1.7 miles, Seaton 2.4 miles, Axminster Station 6.4 miles (London Waterloo 2 hrs 39 mins),
Exeter Airport 18.9 miles, M5 (J30) 21.5 miles, Exeter 22.9 miles

Features:

Main House: Entrance hall | Drawing room
Sitting room | Family room | Kitchen/breakfast room
Pantry | Utility room | Cloakroom | WC | Storeroom
7 Bedrooms (4 ensuite) | Family bathroom | Gardens
Pastureland | Barn | Stores | Stables | Greenhouse

Gardener's Cottage: Open-plan living area and kitchen
One bedroom with en suite shower room | Cloakroom

Coach House: Sitting room | Kitchen/dining room
Two bedrooms | Family bathroom

About 5.5 acres in all





The property

Holyford Farm is an exceptional Grade II Listed country house nestled in beautiful grounds of approximately 5.5 acres. Thought to date from the 16th century, the property offers elegant and substantial accommodation extending to over 5,400 sq ft with a wealth of original period features throughout including impressive original fireplaces, exposed timber beams and casement windows with moulded mullions and leaded panes alongside modern fixtures and fittings. External wall structures are mainly stone, some of which is rendered and a small amount of 20th century brickwork, all under a majority tiled and part thatched roof. In addition to the main farmhouse, further well-appointed accommodation can be found across the courtyard in the form of a converted Victorian Coach House. These two semi-detached cottages offer further opportunities for multi-generational living, guest accommodation or income potential. They are both on a separate title.

The sprawling ground floor accommodation provides a flexible layout with opportunities for various configurations. A welcoming central hallway provides an impressive entrance to the home with Tudor muntin and screen panelling the length of the hallway which continues into the drawing room and sitting room. The grand 27ft. front-facing drawing room features an inglenook fireplace fitted with a wood burning stove and wood panelled window seats. The sitting room also has an inglenook fireplace with original bread oven and window seats and a spiral staircase to the first floor. Additional reception space is offered through a comfortable family room. The spacious kitchen/breakfast room has stone tiled flooring, an AGA range and wooden wall and base cabinetry and worksurfaces as well as space for a large family dining table. The kitchen benefits from a dual aspect providing a wealth of natural light. An adjacent pantry provides further generous space for storage. The ground floor also offers a separate kitchen/serving area in the east wing, and various other store rooms which could be used as library/study space. The accommodation on this floor is completed by a cloakroom and a separate WC.

Three separate staircases lead to the first-floor accommodation where there are seven elegant and unique bedrooms with elevated views over the property's grounds. There are various fitted

wardrobes, along with a luxury family bathroom featuring a statement freestanding copper bathtub and a separate walk-in shower. Four of the bedrooms on this floor also benefit from their own en suite bathrooms, whilst an airy vaulted bedroom with exposed trusses and stonework occupies the second floor.

Gardener's Cottage & Coach House

Set across the courtyard from the main farmhouse, further beautifully presented accommodation is offered through two semi-detached cottages. Gardener's Cottage provides an open-plan living area and fully equipped kitchen with a feature log burning stove, slate tiled flooring and exposed stone walling. The cottage also comprises a downstairs cloakroom and one en suite double bedroom with an over bath shower. The adjoining Coach House comprises a well-appointed sitting room with log burning stove and a spacious fitted kitchen with two double bedrooms on the first floor and a family bathroom. Both properties enjoy their own front courtyard gardens.

Outside

Around all the residential properties there are plentiful lawn and paved seating areas with colourful mature planting, shrubs, hedges and specimen trees providing privacy. Several climbers adorn the various property walls. There is also an established kitchen garden with a variety of raised beds, a garden store (an original Ash House) and a further gravelled seating area with views to the Axe Cliffs.

The property sits within a 5.5 acre plot in picturesque countryside. The pastures are currently used for grazing a small flock of Grey Face Dartmoor sheep, and there are a number of gated access points. There are significant agricultural buildings on the plot, including an impressive 2,620 sq ft stone and brick barn adjacent to the entrance driveway. Currently utilised for storage, it offers considerable opportunity for other uses, subject to obtaining the necessary consents. At the eastern end of the plot, a relatively new stable block offers immediate equestrian options. This building plus the adjacent barn (an old Linhay) could alternatively offer development potential, again subject to obtaining necessary planning consents.















Location

Holyford Farm is situated in a peaceful, secluded position at the end of a single-track, country lane, one mile from the village of Colyford. The small, rural hamlet of Holyford lies in the fold of a valley, on the fringes of the AONB and immediately to the east of the Holyford Woods Local Nature Reserve. The Jurassic Coast World Heritage Site, offering a dramatic coastline and stunning beaches is a mere 2 miles away to the south at Seaton. There is an abundance of walking, riding and cycling pursuits to explore, particularly along the route of the South West Coast Path. The village of Colyford has a variety of everyday amenities including a post office and general store, two pubs, a church and a village hall. Colyford and Colyton are perhaps best known for the outstanding-rated, co-educational secondary school, Colyton Grammar School which is less than a mile from the property. The Regency towns of Lyme Regis (7.2 miles) and Sidmouth (10.5 miles) are within easy distance, as are the pretty seaside villages of Beer and Branscombe. Axminster, Seaton and Honiton offer a more extensive range of supermarkets, shops and other facilities. The city of Exeter is 22 miles to the west.

Communication links are excellent. Intercity high-speed trains operate from Axminster to London Waterloo and Exeter St David's to London Paddington while the A3052 and M5 provide convenient road connections further afield.

General Remarks and Stipulations

Local Authority East Devon Council

Council Tax Holyford Farm: Band F

Business Rates: The holiday cottages are currently registered for business rates. Further detail is available from the agent

EPC ratings: Holyford Farm: E

The Coach House: F

The Gardener's Cottage: F

Services: Mains electricity and mains water supply, private drainage system (compliant). Oil fired central heating to the majority of main farmhouse, electric elsewhere. Superfast broadband available. Good mobile reception.

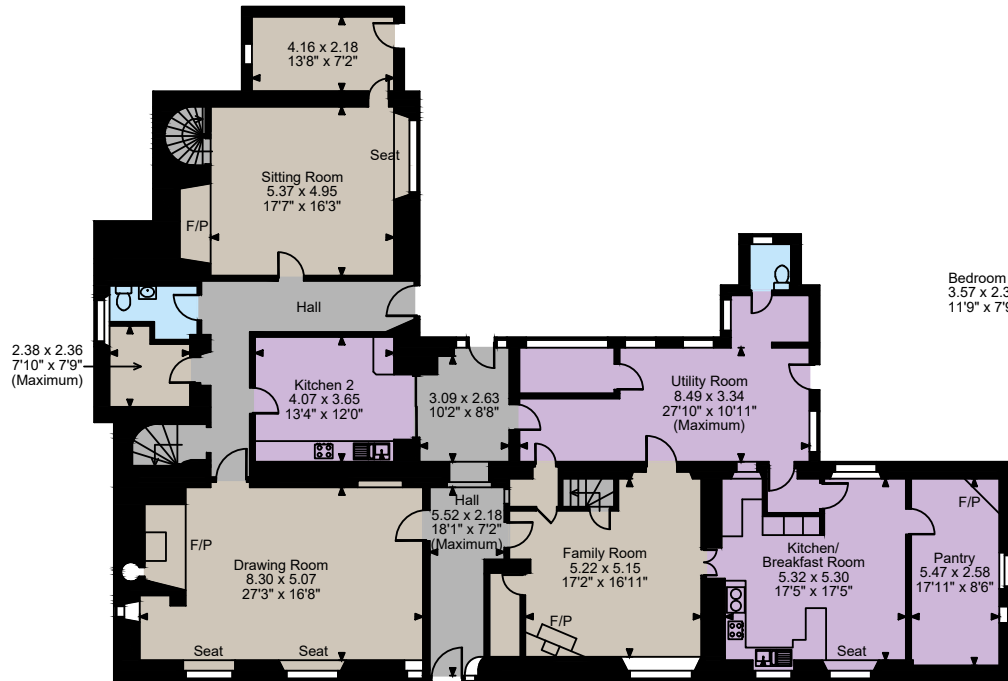
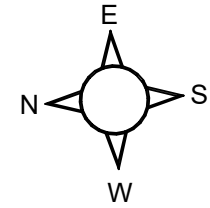
Guide Price: £2,000,000



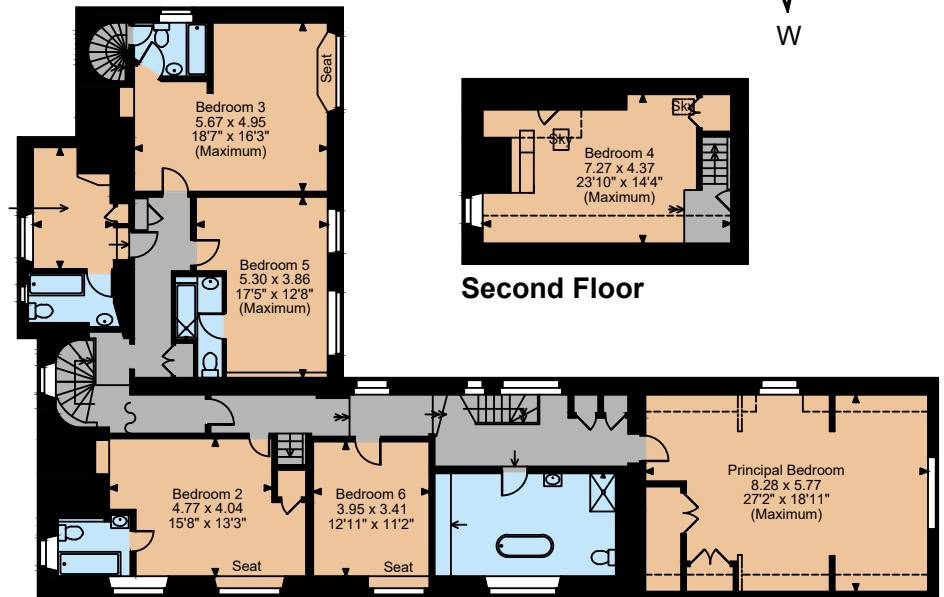
Holyford Farm, Holyford Lane, Colyford, Devon

Main House internal area 5,427 sq ft (504 sq m)

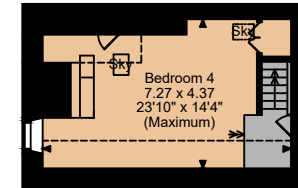
Gardener's Cottage & Coach House internal area 1,554 sq ft (144 sq m)



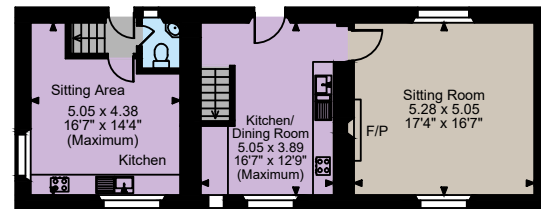
Ground Floor



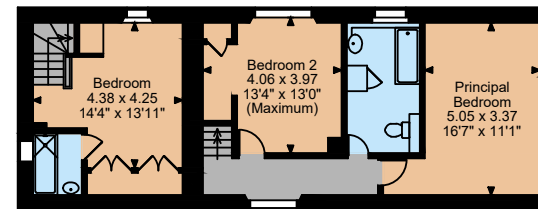
First Floor



Second Floor



Gardener's Cottage Coach House Ground Floor



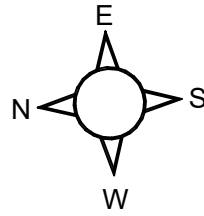
Gardener's Cottage Coach House First Floor

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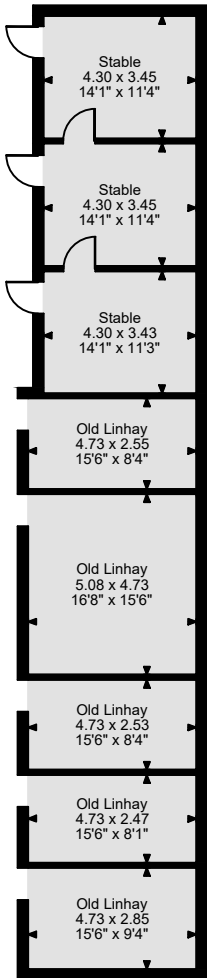
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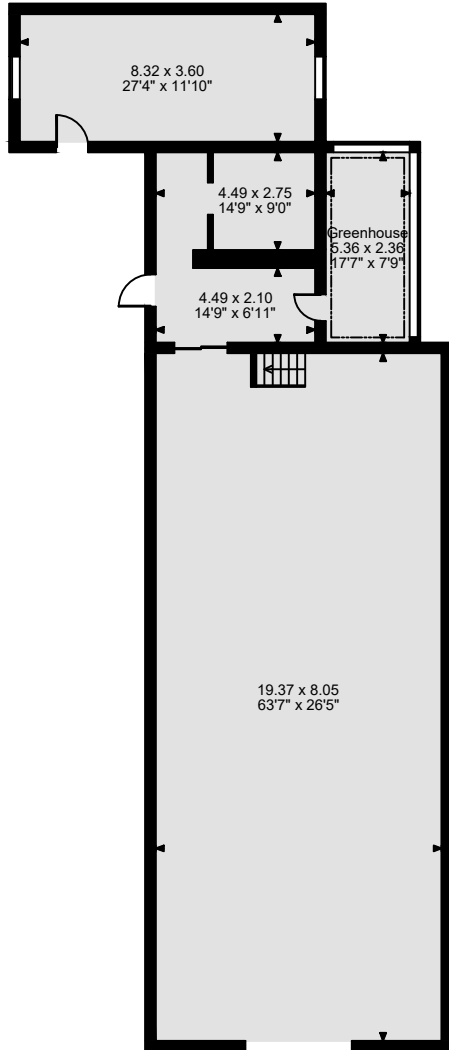
Holyford Farm, Holyford Lane, Colyford, Devon
 Stables & Old Linhay internal area 1,311 sq ft (122 sq m)
 Barn Building internal area 2,620 sq ft (243 sq m)
 Garden Store internal area 57 sq ft (5 sq m)



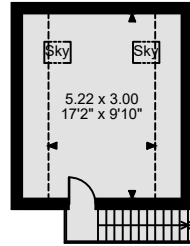
Stables



Old Linhay

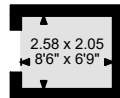


Barn Ground Floor



Barn First Floor

Garden Store



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