



# Lower Holditch Farm

Axminster

An impressive early Georgian farmhouse with a detached cottage, substantial outbuildings and extensive grounds of approximately 29 acres, in an idyllic rural position alongside the Blackwater River

Lower Holditch Farm, Lower Holditch, Axminster, Devon EX13 7AX

Axminster 3.6 miles, Axminster mainline station 5.2 miles (2 hours 43 minutes to London Waterloo), Lyme Regis 9 miles, A303 10.2 miles, Taunton 19 miles, Exeter Airport 27 miles, Exeter 29 miles

*Features:*

Main house: Reception Hall | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility | Pantry | Boot room  
Two cloakrooms | Principal bedroom with en suite bathroom  
Five further bedrooms, one en suite | Family bathroom  
Shower room | EPC rating F

Cottage: Sitting room | Kitchen/dining room | Two bedrooms  
Shower room | Garden | Vegetable garden | Tool and log store  
EPC rating F

Double garage with store | Double carport | Hay barn | Stock barn with planning permission | Calf stock barn | Pump house | Summer house | Loggia | Basketball court | Gardens Pasture | Woodland | Direct River frontage

About 29 acres in all





### *The property*

Lower Holditch Farm is a magnificent country house that provides over 3,600 sq ft of beautifully refurbished accommodation configured over three floors. The farm has occupied the site for over 750 years with the farmhouse featuring a wealth of attractive period details throughout, including mullion windows surmounted by carved architraves, exposed timber beams and original fireplaces, alongside elegant modern fittings. The property benefits from extensive outbuildings that total over 11,700 sq ft as well as a detached two-bedroom cottage providing superb opportunities for multi-generational living and income potential. Lower Holditch Farm enjoys uninterrupted views over its rolling grounds of approximately 29 acres which includes 1,000 yards of direct river frontage along the Blackwater River. Set in a rural and idyllic position the farm also benefits from close proximity to amenities.

The main house features three generous reception rooms including a well-proportioned sitting room which features a triple-aspect providing a wealth of natural light as well as a feature fireplace. There is also a formal dining room with a grand fireplace with panelled wooden surround, and a spacious home study. The open-plan kitchen and dining room also features a triple aspect with French doors that open onto the rear terrace. The kitchen has fitted units with marble worktops, integrated appliances and a Rangemaster gas/electric cooker with an adjoining pantry providing further storage space. The ground floor accommodation is completed by two cloakrooms and a useful boot room. On the first floor, the galleried landing leads to five well-presented double bedrooms, including the principal bedroom which benefits from a spacious en suite with a roll-top bath and a separate shower unit. The first floor also has a family bathroom and a shower room along with a useful laundry/utility room while the second floor provides an additional double bedroom suite.

### *The cottage*

The property benefits from a detached cottage adjacent to the rear of the main house that comprises a sitting room, kitchen/dining room, two double bedrooms and a family shower room. There is also a private garden adjacent to the cottage, which includes a vegetable garden and log store.

### *Outside*

The farmhouse is set in 29 acres of stunning grounds, located along a peaceful no-through road. There are substantial outbuildings within the grounds that include a double garage, a double carport, a hay barn, a large stock barn, a veal calf stock barn and a pump house. The large stock barn has planning consent to be demolished and replaced by a timber framed pool house with associated landscaping (Planning References WD/D/17/000337 and WD/D/17/000338 both granted 10th April 2017). Grounds also include a basketball court, areas of woodland and established grazing land divided into six enclosures, bordering the River Blackwater at the property's boundary. The property has an attractive south-facing garden including a paved terrace area partially covered by a loggia and a rolling lawn, bordered on two sides by mature specimen trees providing a high degree of privacy, with the third side left open providing uninterrupted countryside views.

### *Situation*

The property is set in a beautiful rural location, surrounded by rolling countryside on the edge of the Dorset National Landscape. The Blackdown Hills National Landscape is also close by as well as the World Heritage Jurassic Coast. There is excellent walking, riding and cycling direct from the property with a bridleway leading to a ford over the Blackwater River. The nearby villages of South Chard and Tatwell have several amenities including a village shop, a pub, a village hall and a primary school while Axminster is just 3 miles away, with its mainline station, weekly farmers' market and large supermarket.







The town provides a wide range of facilities including local shops, pubs, restaurants, schools, a small hospital, library, Post Office, GP surgeries, dental surgeries and a veterinary surgery. Slightly further afield, the lively town of Lyme Regis is just 9 miles away with its famous Cobb harbour, extensive recreational and shopping facilities, pubs, restaurants, cafes, a cinema and a good range of educational options. Taunton, approximately 19 miles away, provides an even greater number of amenities. There are excellent schools for all ages in the area including the outstanding-rated Holyrood Academy, Chard Independent Preparatory School and the outstanding nationally acclaimed Colyton Grammar School. Other well-known schools within reach include Taunton School, Kings College, Queen's College and King's Hall, Millfield and Wellington. The A30 and A303 are nearby, providing connections towards Exeter and Yeovil. Axminster has a mainline station, providing direct services to Exeter and London Waterloo (taking just under 3 hours).

**Directions**

Taking the A358 north from Axminster, turn right a mile outside Axminster onto Waggs Plot and after a mile, passing through the farm, turn left. After 0.6 miles, at the junction, turn right onto Holditch Lane and continue for 0.3 miles before turning right. Keep following the lane for approximately 0.2 miles, and the property will be on the left.

What3Words///hiring.richest.clocks brings you to the property's driveway.

**General**

**Local Authority:** Dorset Council

**Council Tax:** Band G

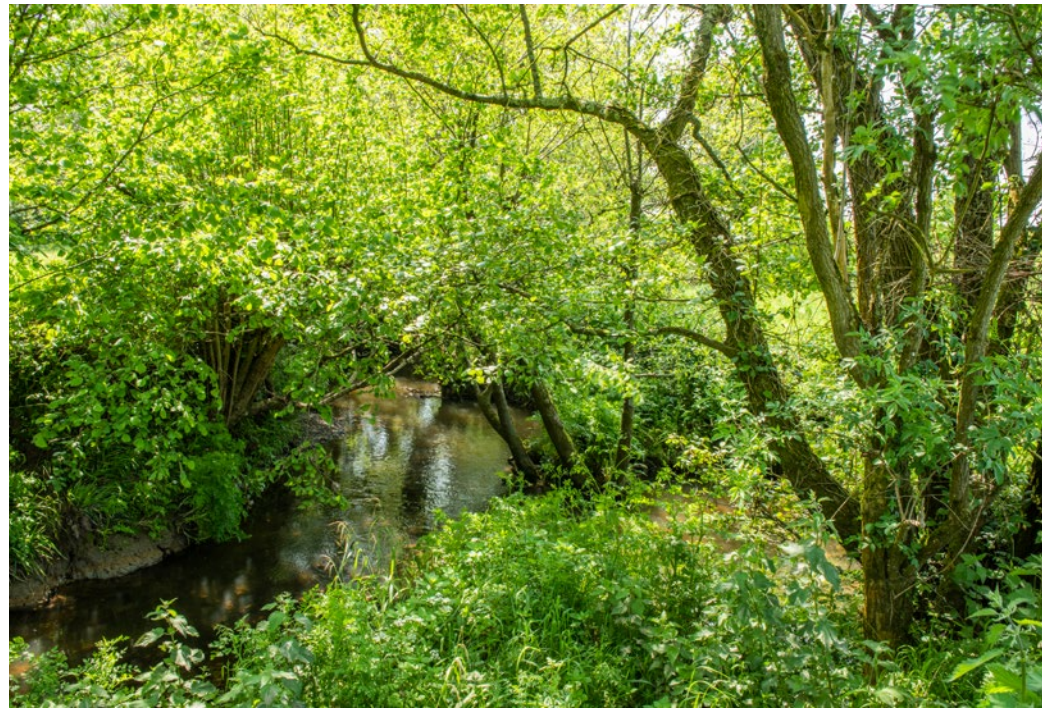
**Services:** Mains electricity and water. Private drainage with further information being sought on compliance. LPG-fired central heating

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Planning Reference:** WD/D/17/000337 and WD/D/17/000338. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Tenure:** Freehold **Guide Price:** £2,750,000









**Approximate Gross Internal Floor Area**

Main House = 340 sq m / 3,660 sq ft

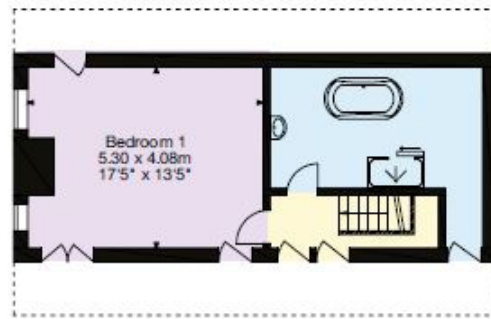
Cottage = 74 sq m / 796 sq ft

Garage = 89 sq m / 958 sq ft

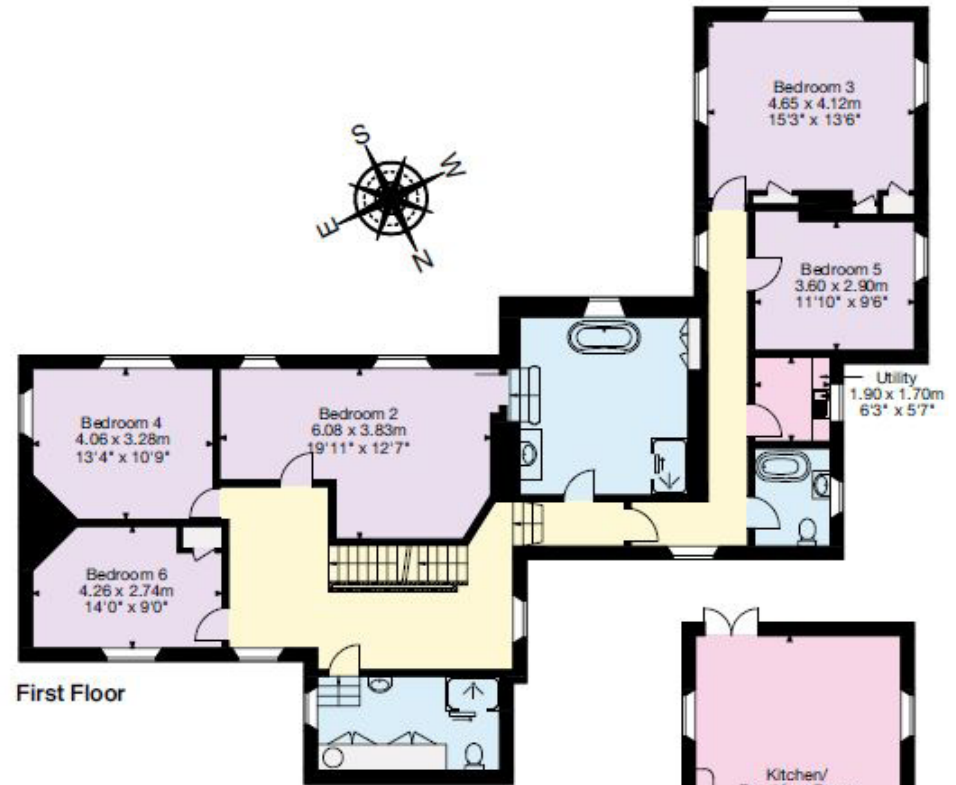
Outbuildings = 1,088 sq m / 11,711 sq ft

Total Area = 1,591 sq m / 17,125 sq ft

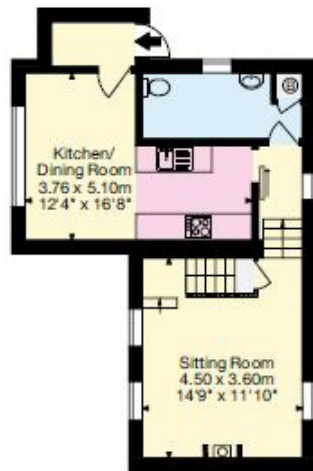
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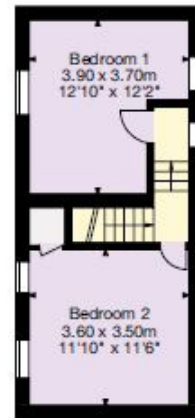
Second Floor



First Floor



Cottage  
Ground Floor



Cottage  
First Floor



Ground Floor



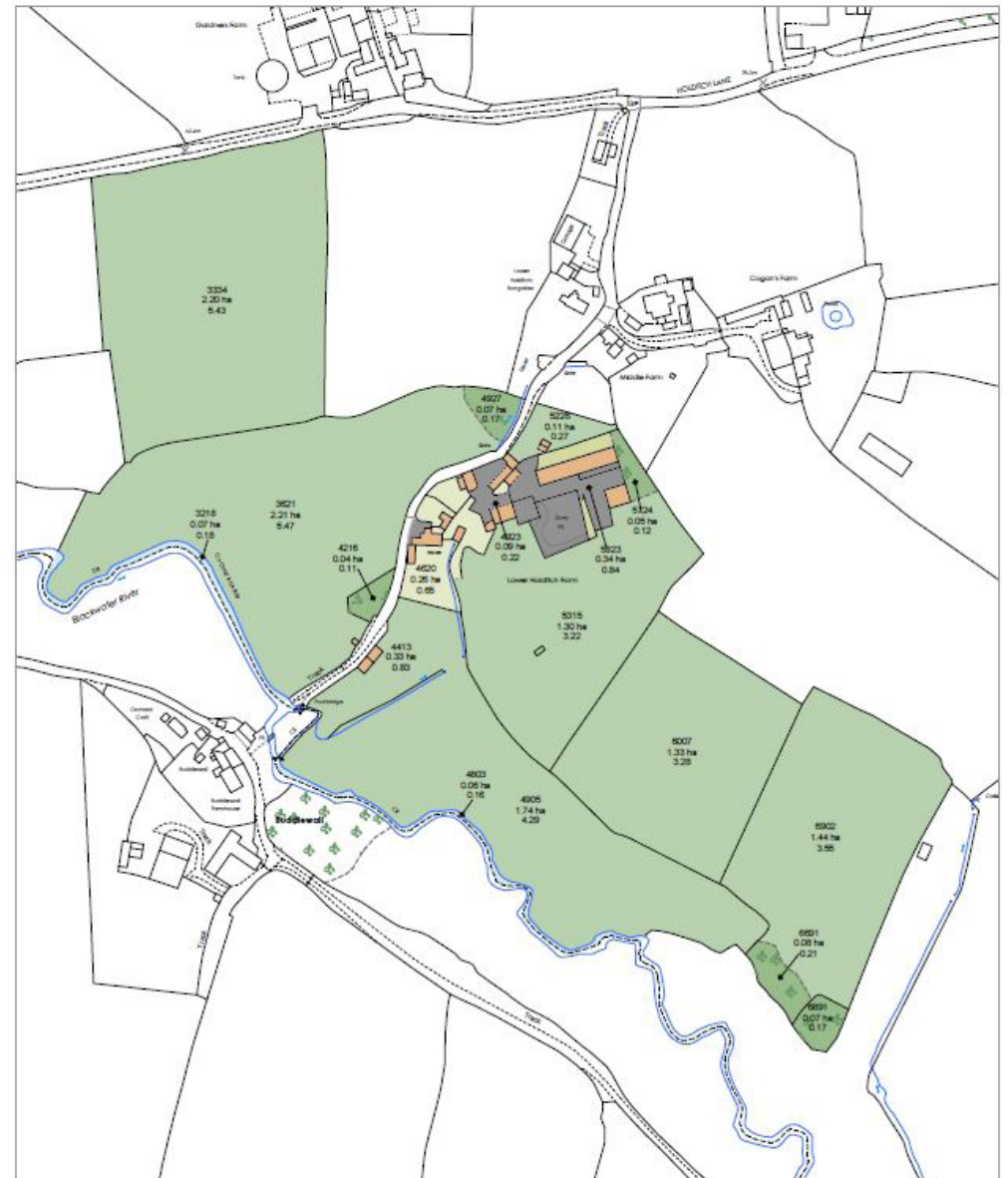
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## Lower Holditch Farm

Total area = 11.79 ha / 29.17 ac

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Not to Scale. Drawing No. Y23082-01 | Date 20.08.24





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