



# Lower Wyke Farm

Axminster

A beautifully refurbished Grade II listed farmhouse with three holiday cottages, extensive outbuildings and approximately 3.4 acres of grounds, set on the outskirts of the East Devon National Landscape

Lower Wyke Farm, Wyke, Axminster, Devon EX13 8TN

Axminster 1.1 miles, Axminster mainline station 1.3 miles, Lyme Regis 6.0 miles, Honiton 9.9 miles, A30 10.6 miles, Exeter 27 miles

*Features:*

Main House: Entrance hall | Drawing room | Sitting room  
Sun lounge/dining room | Kitchen/breakfast room | Utility  
Cloakroom | Principal bedroom with dressing room & en  
suite bathroom | Four further bedrooms, two en suite Shower  
room | EPC rating D

Sundowner Cottage: Open-plan sitting room and kitchen  
Two bedrooms | Shower room | EPC rating C

The Granary: Open-plan living area and kitchen | Two  
bedrooms | Family bathroom | EPC rating C

The Dairy: Open-plan living area and kitchen | Two  
bedrooms | Family bathroom | EPC rating C

Two-storey outbuilding with two units, two laundry rooms,  
gym, cloakroom & storage | Workshop | Summerhouse  
Gardens | Field

About 3.4 acres in all





### *The property*

Lower Wyke Farm is an impressive, detached Grade II listed farmhouse that offers over 4,100 sq. ft of beautifully appointed accommodation configured over two floors. The property has been completely renovated throughout combining characterful period features including exposed timber beams, original flooring and impressive fireplaces alongside modern, high-quality fittings and elegant, understated décor. The property benefits from three successful holiday cottages providing excellent income potential and opportunities for multi-generational living. Lower Wyke Farm lies on a sizeable plot of approximately 3.4 acres with immaculate grounds and substantial outbuildings along with far reaching views over the neighbouring East Devon National Landscape.

The reception hall provides an impressive entrance to the home with access to the property's three ground floor reception rooms. The welcoming sitting room features an inglenook fireplace fitted with a logburner, as well as flagstone flooring and exposed timber beams. Steps lead from this room to the light and airy sun room/dining room with a south-facing aspect and windows the length of the room providing panoramic views. There is also a drawing room towards the rear that displays charming original features with a fireplace, fitted with a stove and a dual aspect allowing for plenty of natural light. The spacious open-plan kitchen and breakfast room has shaker-style units to base and wall level, marble worktops, a peninsula with a breakfast bar, a split Butler sink, modern integrated appliances and an Aga, as well as space for a large dining table and utility area for all the necessary appliances. Doors open from the kitchen onto a large, paved terrace providing ideal space for al fresco dining and an exceptional vantage point for admiring the far reaching views. A cloakroom completes the accommodation on the ground floor.

The first floor is accessed via two separate staircases where there are five well-appointed double bedrooms, including the principal bedroom suite which benefits from a dressing room and en suite bathroom with a freestanding bath and separate shower unit. Two further bedrooms also benefit from en suite facilities while the first floor is also serviced by a family shower room.

### *The cottages*

The three holiday cottages are all located in the same building and offer further beautifully renovated and light filled accommodation. The Granary and The Dairy both provide accommodation over two floors configured in an upside-down layout. The open-plan living area and kitchens are on the first floor and benefit from large skylights allowing for a wealth of natural light and elevated views over the surrounding countryside. Two double bedrooms are located on the ground floor along with a family bathroom. Sundowner Cottage is configured over one accessible level and comprises an open-plan sitting area and kitchen with all the necessary appliances, two bedrooms and a shower room.

### *Outside*

Access to the house and cottages is via a gravel and concrete driveway which provide plenty of parking space for residents and guests. The beautiful garden at the rear of the main house includes a patio for al fresco dining and entertaining as well as a large area of lawn, a summer house, a BBQ hut and various mature trees and established border hedgerows providing a high degree of privacy. Beyond the garden is an open field which could provide space for grazing livestock. In all the property enjoys approximately 3.4 acres. The property also benefits from substantial outbuildings within its grounds which total just over 3,600 sq ft. They include a two-storey building with two units, laundry facilities, a gym, cloakroom and stores. There is also a large workshop with a mezzanine level currently used for boat storage.







### **Situation**

Lower Wyke Farm occupies a secluded rural position on the edge of the rolling countryside of the East Devon National Landscape. Nearby Axminster provides easy access to a wealth of everyday amenities, including shops and large supermarkets, as well as a choice of schools including the highly regarded Colyton Grammar. The picturesque coastal town of Lyme Regis is just 6 miles away with its historic harbour known as the Cobb, sand and pebble beaches and extensive range of independent shops, boutiques and excellent restaurants as well as the outstanding-rated Woodroffe School. Exeter is within easy reach and is the most thriving city in the south west offering a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis. Many primary and secondary schools can be found in Exeter including Exeter College (rated outstanding by Ofsted), Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. There is excellent walking and cycling direct from the property and for outdoor pursuits, the surrounding countryside and coastline provide extensive recreational opportunities with water based activities including sailing, power boating, water skiing, diving, paddle boarding, kayaking and sea fishing. The area is well connected to the A-road network, with the A35 nearby and the A30 and A303 both within easy reach. Axminster station provides national rail services, including direct services to London Waterloo.

### **Directions**

What3Words///hiked.ropes.founders brings you to the property's driveway.

### **General Information**

**Local Authority:** East Devon District Council

**Council Tax:** Band G

**Services:** Mains electricity. Private water and private drainage which we understand is compliant with current regulations. Whole property (including cottages and commercial premises) are supplied with hot water and underfloor heating via a bio mass boiler. Ofgem currently refund part of the annual costs by paying for the wooden pellets.

**Tenure:** Freehold

**Right of Way:** The first part of the driveway is shared with a neighbouring property.

**Guide Price:** £1,750,000

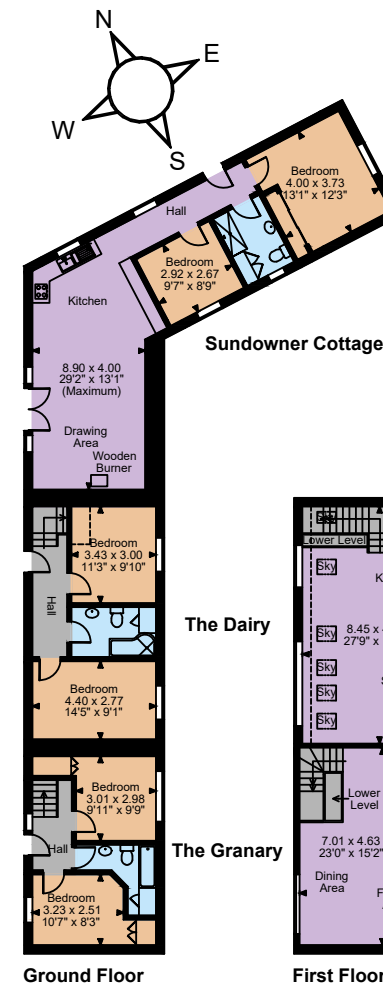
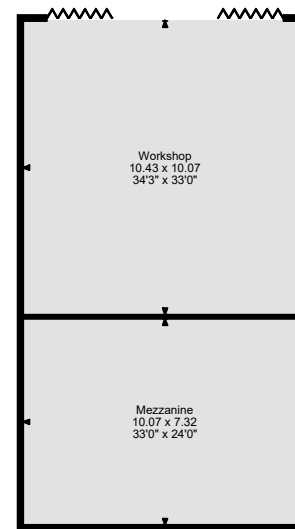
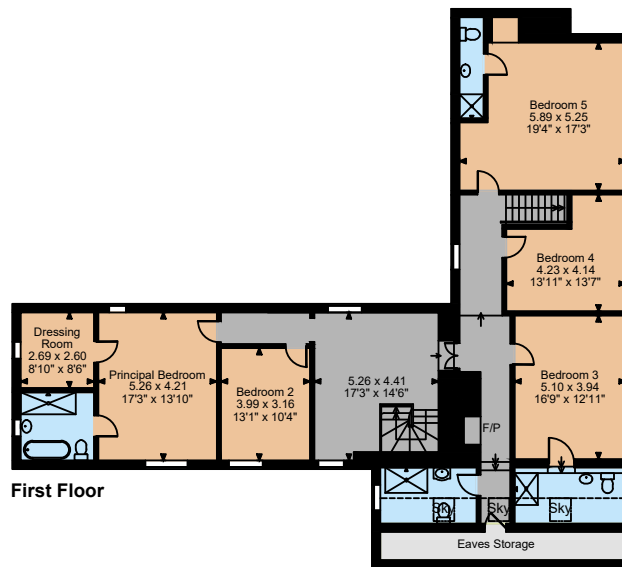








Main house internal area 4,118 sq ft (383 sq m)  
 Outbuildings internal area 3,663 sq ft (338 sq m)  
 Sundowner Cottage internal area 758 sq ft (70 sq m)  
 The Granary internal area 641 sq ft (60 sq m)  
 The Dairy internal area 709 sq ft (66 sq m)  
 Total internal area 9,859 sq ft (916 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8612566/SS

*Strutt & Parker Exeter*  
24 Southernhay West, Exeter, Devon EX1 1PR  
01392 215631  
exeter@struttandparker.com  
struttandparker.com

*Strutt & Parker National Country Department*  
43 Cadogan St, London SW3 2PP  
020 4571 3447  
london@struttandparker.com  
struttandparker.com

Over 50 offices across England  
and Scotland, including Prime  
Central London

---

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT & PARKER