

Sunnyhaye Fruit Farm

SANCTUARY LANE, WOODBURY, DEVON EX5 1EX





SUNNYHAYE FRUIT FARM

SANCTUARY LANE, WOODBURY, DEVON EX5 1EX

Exeter about 8 miles • Budleigh Salterton & Exmouth about 7 miles • M5 about 4 miles

A well located farm full of opportunity

Spacious renovated farmhouse with 3 reception rooms, farmhouse kitchen, master bedroom with en-suite, 3 further en-suite-double bedrooms

Planning consent for laundry room, orangery, meeting room, garage and walled garden

Self contained 1 bedroom annexe ideal for guests, staff or relatives

Detached 3 bedroom cottage

Stables/railed paddocks and excellent outriding over Woodbury Common

Farm buildings • Apple orchards and productive pasture

In all about 58 acres



SAVILLS EXETER
Sterling Court,
17 Dix's Field,
Exeter, EX1 1QA
01392 455 755
exeter@savills.com

Your attention is drawn to the Important Notice on the last page of the text

SITUATION

Sunnyhaye Fruit Farm is located just 8 miles east of the vibrant cathedral city of Exeter in a prime location amid stunning East Devon countryside with the Jurassic coast, only a few miles away.

Exeter offers superb private schools together with a full complement of cultural, commercial, retail and healthcare facilities. Communications are excellent with the M5 motorway (J29) about 4 miles away. Exeter Airport offers flights to many UK and European destinations and there are good rail services from Exeter St David's (Intercity to London Paddington) or from Honiton to Waterloo.

DESCRIPTION

Sunnyhaye Fruit Farm is an attractive residential and lifestyle farm which is full of potential. Until a few years ago, Sunnyhaye Fruit Farm operated as a successful business processing apple juice, cyder and sparkling/still water on site from the farm's 50 acres of orchard and with the infrastructure still in-situ there is potential to reinstate and further develop this business or to utilise the buildings and land for alternative uses (stp).

The property is centred around a 4 bedroom renovated farmhouse full of natural light providing spacious well laid out family living space with an adjoining 1 bedroom self contained annexe ideal for guests, staff or dependant relatives. There is opportunity to extend the farmhouse further as there is planning consent (which has been implemented by virtue of the works being started) to provide a laundry room, orangery, garage and walled garden.

One of the traditional buildings within the farmyard has been converted to a spacious three bedroom detached cottage with its own garden.

THE FARMHOUSE

The current owners have renovated and extended the farmhouse to provide spacious and flexible accommodation that has been arranged for family living and entertaining.

Entrance hall, off which is a **cloakroom** with WC, shower and hand basin, leads to a well appointed **farmhouse kitchen** fitted with oak units and granite work surfaces together with an electric Everhot cooker and a walk-in larder. **Study**, a light dual aspect reception room fitted with bespoke desks and a wood burning stove. Door from the farmhouse kitchen opens to **sitting/dining room** with exposed beams and fireplace leading to **reception hall/library** with fitted bookshelves, staircase and door to **porch**.

The staircase rises to the first floor where there is a **master bedroom** with **en-suite bathroom** and a further **three en-suite double bedrooms**.







THE ANNEXE

The self contained ground floor annexe can be separately accessed from outside and also directly from the main house comprising large **double bedroom** with **en-suite bathroom**, **kitchen/utility** and **sitting room**.

GARDENS AND GROUNDS

To the south of the farmhouse are mainly lawned gardens whilst to the north the current owners have started landscaping to include the partial build of the orangery, garage and walled garden.

THE MEADE

Converted from a traditional barn, The Meade is a charming, detached three bedroom cottage and private garden which is offered with vacant possession. The well appointed accommodation comprises a well fitted **kitchen/dining room**,

utility room, large **sitting room** with log burner, **bathroom** with bath, W.C. & hand basin and **bedroom 3/study**. On the first floor there are **two double bedrooms** and **shower room** with shower, W.C. & hand basin as well as a large **landing/study**.

STABLES

For an equestrian enthusiast, Sunnyhay is perfectly located with Woodbury Common on the doorstep offering some of the finest outriding in East Devon. There is also a modern purpose built timber framed stable block comprising three stables and a tack room.

FARM BUILDINGS

There is 385 sq. m of internal building space within the main farm building at Sunnyhay. Currently, it is divided into a number of partitions/rooms which were previously used as office space,

pressing rooms, cold stores and machinery storage but does offer potential to be utilised for alternative methods (stp). The building is constructed from a mix of block and steel portal frame with a cement fibre roof, sheet boarding and concrete flooring throughout.

LAND/ORCHARDS

The majority of the land at Sunnyhay is currently in apple orchards which comprise a good range of apple varieties to include Cox, Bramley, Braeburn, Russet, Elstar and Discovery, all of which used to run the juice processing business. In total, there are circa 12,000 trees. The orchards are situated to the north and west of the farmstead and sat within a ring fence.

As well as the orchards, there is an area of woodland high in amenity and sporting appeal as well as two pasture fields located to the east of the farmhouse alongside the stables.



SUNNYHAYE FRUIT FARM

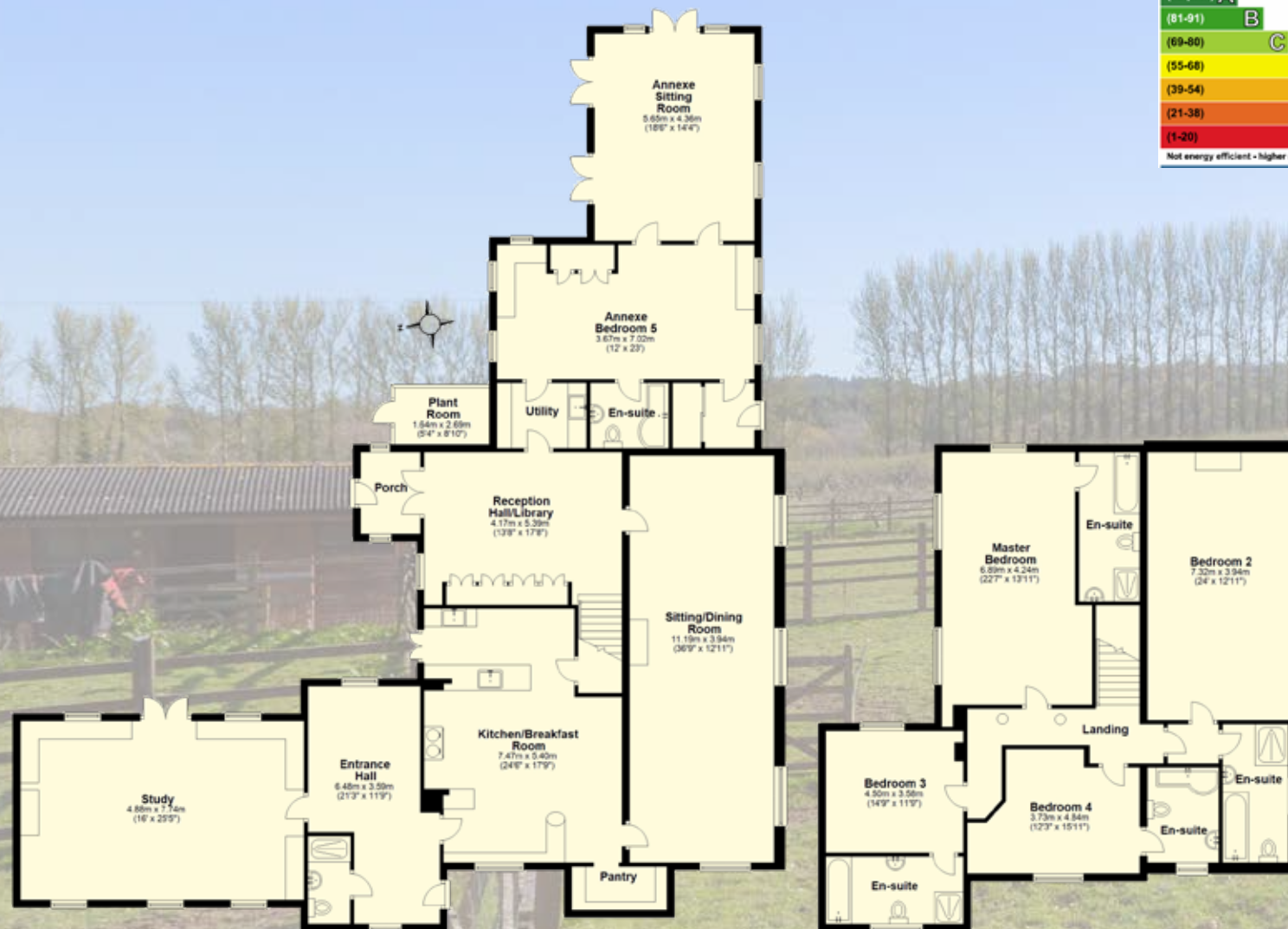
Approximate Gross Internal Area:

Farm House: 361.5 sq.m. / 3891.6 sq.ft.

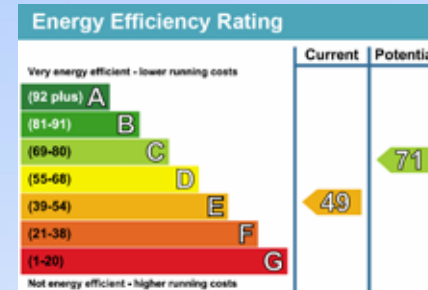
The Mead: 162.2 sq.m. / 1746.1 sq.ft.

Apple Factory: 385.9 sq.m. / 4153.6 sq.ft.

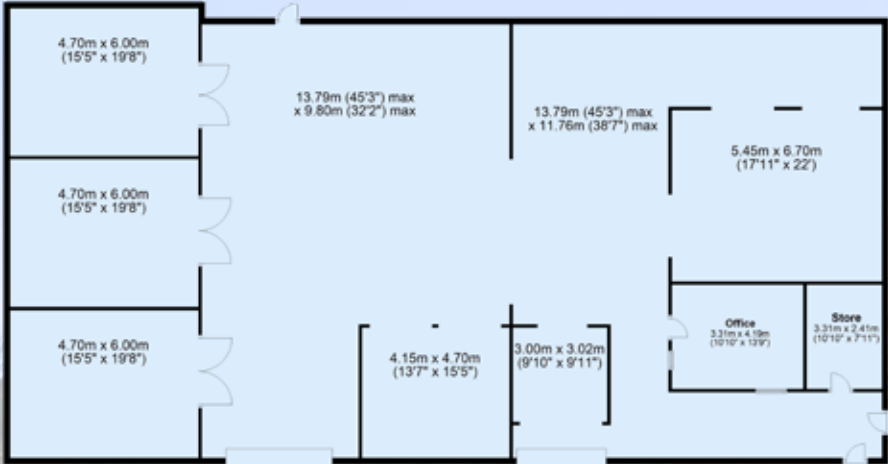
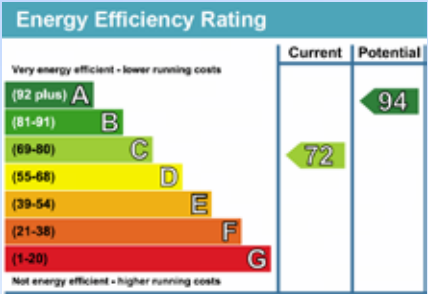
- Farm House
- The Mead
- Apple Factory



Farm House



The Mead



IMPORTANT NOTICE:
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/05/24 CD. Kingfisher Print and Design Ltd. 01803 867087.

TENURE

Freehold

LOCAL AUTHORITY

East Devon District Council , Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel:01404515616

INGOING VALUATION

The purchaser shall in addition to the purchase price take over and pay for the following items, one valuer acting for each party (or in accordance with the arbitrator appointed by them) on the day of completion:

- Growing Crops, beneficial tillages and acts of husbandry carried out or left for the benefit of the purchaser;
- Silage, hay and straw at market value.
- Consumables and all other stores including fertilisers and fuel including domestic oil at invoice cost.
- VAT where applicable

Tenant right shall be paid for immediately the valuation is agreed with interest at 4% over Barclays plc base rate for the time being on the valuation from completion to the date of payment. Should the valuation not be agreed by completion, the matter will be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Central Association of Agricultural Valuers. No purchaser shall be entitled to make any claim or set off in respect of dilapidations (if any) to any land, buildings, ditches, fences or any other items.

FOOTPATHS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

SERVICES

Farmhouse – Private water supply (bore hole), private drainage, wood burner.

The Annexe – Private water supply (bore hole), private drainage.

The Meade – Mains and private water supply, private drainage, wood burner, night storage heaters.

Barn- Private water supply (bore hole).

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others including the plant and machinery relating to the apple orchards and juicing enterprise are specifically excluded but may be available by separate negotiation.

POSTCODE: EX5 1EX

DIRECTIONS

From junction 30 of the M5 motorway, proceed along Sidmouth Road and at the Clyst St Mary roundabout take the A3052 signposted Seaton/Sidmouth. Continue along this road for approximately 3.3 miles and take the first right after The White Horse Inn onto Sanctuary Lane. Follow the narrow road for approximately 1 mile and Sunnyhaye Fruit Farm will be on the left hand side.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.



COUNCIL TAX

Farmhouse – Band E

The Annexe – Band A

The Meade – Band A

SHOOTING RIGHTS

The shooting rights are in hand and included in the sale as far as they are owned.

BASIC PAYMENT SCHEME (BPS)

The entitlements will be included in the sale and best endeavours will be made by the vendor to transfer the relevant entitlements following the successful completion of the sale.

VALUE ADDED TAX

Any guide price quoted or discussed are exclusive of VAT. In the event of a sale of the property or any right attached to it becoming a chargeable supply for the purposes of VAT, such tax would be payable in addition to the purchase price.

