

GLEBE FARM

COLESTOCKS, HONITON, DEVON





Glebe Farm

COLESTOCKS, HONITON, DEVON, EX14 3JT

Feniton about 2 miles • Ottery St Mary about 4.5 miles • Honiton about 6 miles • Exeter about 15 miles

An attractive 17th Century farmhouse, with extensive complex of traditional barns which have been sympathetically converted to create an eco-friendly lifestyle business opportunity in a prime East Devon location.

ACCOMMODATION SUMMARY

Glebe Farmhouse: Reception hall with cloakroom, drawing room, dining room, kitchen/breakfast room, sitting room, study and utility room.

Master bedroom suite, guest bedroom suite, 3 further bedrooms, family bathroom and separate shower room.

Holiday Cottage 1: Kitchen/dining and living room and 3 ensuite bedrooms designed for wheelchair and disabled access.

Holiday Cottage 2: Kitchen/dining and living room and 2 ensuite bedrooms.

Studio/business centre: Commercial kitchen, 2 reception rooms, 48' studio/conference or entertaining area, 7 ensuite bedrooms on the first floor accessed via 2 separate staircases.

Outbuildings: Extensive outbuildings with garaging and carports, storage areas and plant room. Potential for further development, subject to the necessary consents.

Gardens and Grounds: The property is set in approximately 3 acres. The farmhouse has landscaped gardens and a wildflower meadow.

The cottages surround a paved courtyard with plenty of parking and turning space.

EPC – Farmhouse exempt. Cottages: C.



SAVILLS EXETER

Sterling Court,

17 Dix's Field,

Exeter, EX1 1QA

01392 455 700

cclifford@savills.com



CHRISTIE & CO

Kings Wharf,

The Quay

Exeter, EX2 4ANT

01392 285 609

stephen.champion@christie.com

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

SITUATION

Nestled amidst beautiful undulating countryside synonymous with rural East Devon and yet only minutes from the A30 and a mainline rail station, Colestock is a small hamlet about $\frac{3}{4}$ of a mile to the north of the popular village of Payhembury, which offers a community run shop, Parish church, welcoming public house and the recently built village hall supported by a thriving community with a wide range of clubs, groups and societies. There is a strong sense of 'family' with many activities centred on the richly praised Church of England primary school.

Feniton, just over $\frac{3}{4}$ mile to the south, is a larger village hosting a Church of England primary school rated as 'Outstanding' by Ofsted, a large convenience store and a mainline railway station with regular services to Exeter and London (Waterloo). The small town of Ottery St Mary is just a few miles to the south serviced by a range of facilities including the much revered King's Secondary School.

Honiton to the east has a rich traditional heritage and is renowned as a centre for antiques with particular historic connections to fine lace. A bustling market takes place weekly along its broad high street and the town offers a range of specialist independent shops and facilities including a community hospital. The world heritage coastline to the south boasts pretty coastal towns and villages such as Sidmouth, Branscombe and Beer.

The Cathedral city of Exeter to the West has an extensive range of shopping and leisure facilities, including a John Lewis Department Store, a fine selection of independent schools, a thriving university, mainline train station and also Exeter International Airport, which has regular flights to UK and international destinations.

DESCRIPTION

Set in about 3 acres of its own land, Glebe Farm provides a rare opportunity to take on an exciting home and lifestyle business opportunity, with potential to further develop the outbuildings to create an additional unit if required, subject to the necessary consents.

The farmhouse, which dates from the 17th Century and is Grade II Listed, offers spacious accommodation over two floors with a wonderful outlook, enjoying far-reaching rural views. There is a barn at the back of the farmhouse, which currently comprises a garden room, utility room and study/office, which has potential to be converted into an annexe if required, subject to the necessary consents. The farmhouse has a cellar which is currently accessed the courtyard, however, internal access could be reinstated via a former door.





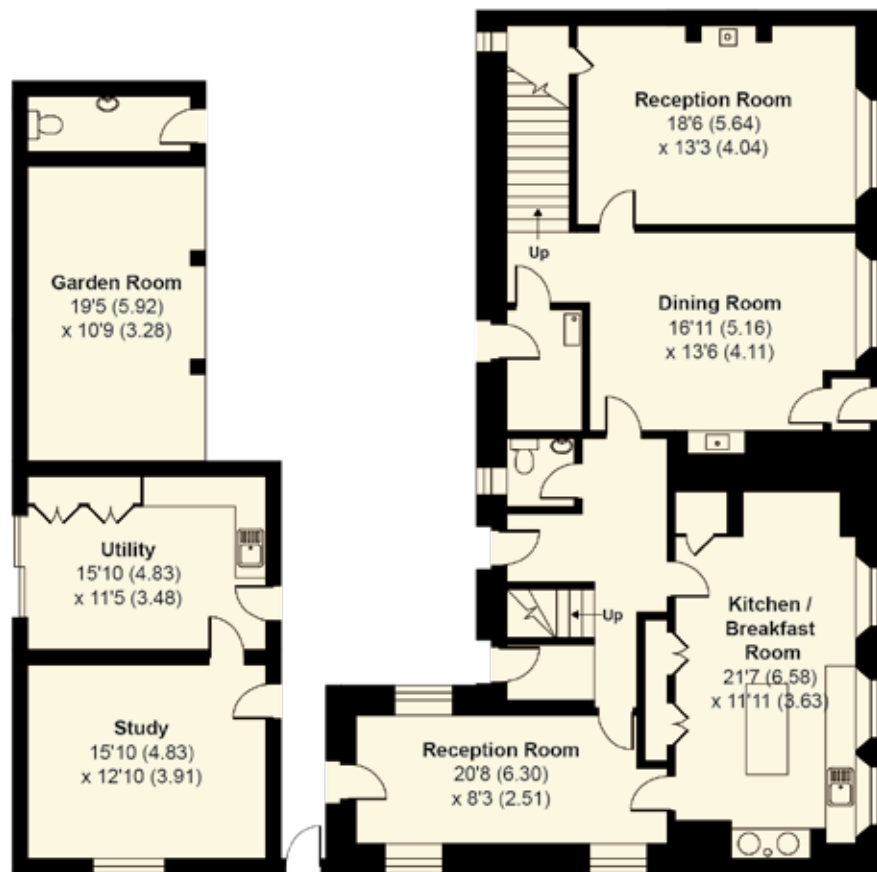


GLEBE FARMHOUSE

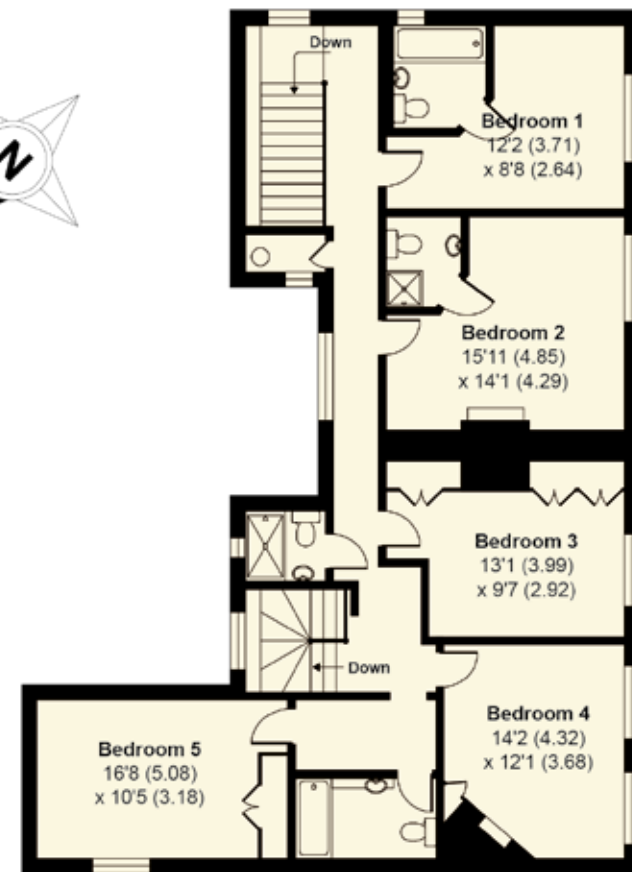
Approximate Gross Internal Area:

707.8 sq.m. / 7620 sq.ft.

(Includes Cottages & Excludes Outbuildings)



GROUND FLOOR

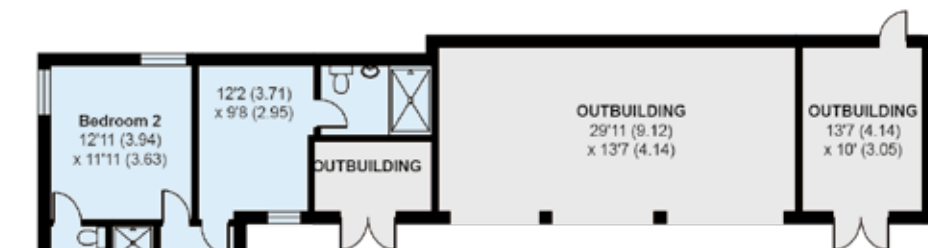


FIRST FLOOR

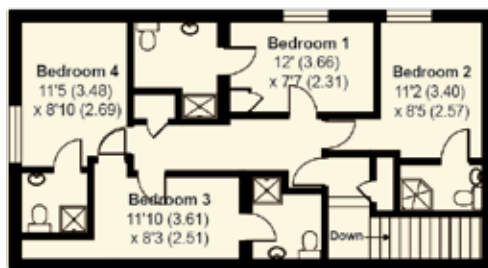


To the rear of the farmhouse there is a courtyard of traditional brick barns, which have been sympathetically converted to provide two independent holiday letting units and a large studio with 7 ensuite bedrooms, suitable as a business centre for a variety of different uses including a yoga studio, art courses or a cookery school, amongst many other possibilities. As well as being fitted to a very high standard, the cottages have all been designed to operate with minimum running costs and green energy sources including ground source heat pumps.





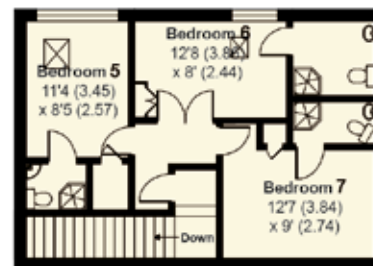
HOLIDAY COTTAGE 1



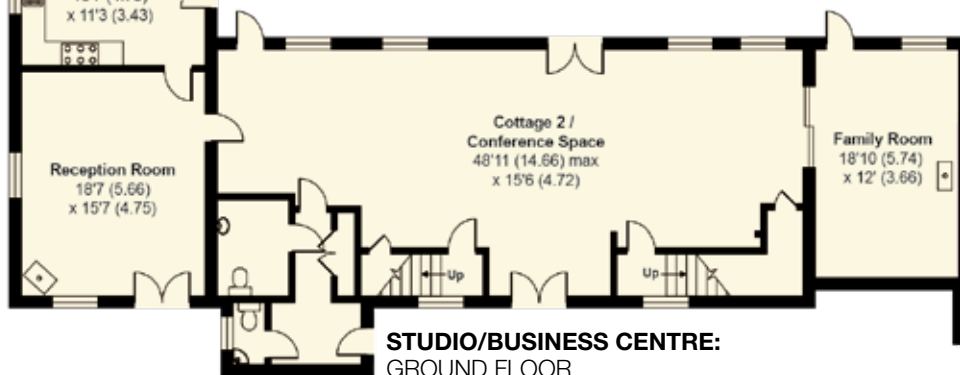
- Holiday Cottage 1
- Holiday Cottage 2
- Studio/Business Centre

OUTBUILDINGS

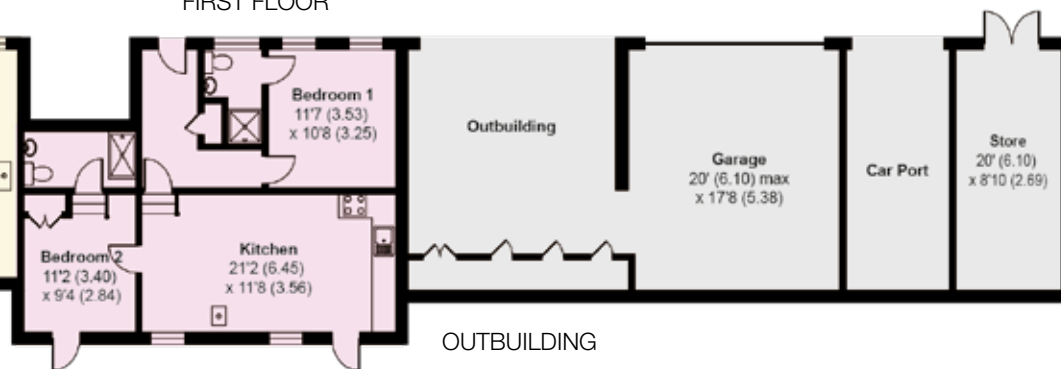
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**STUDIO/BUSINESS CENTRE:
FIRST FLOOR**

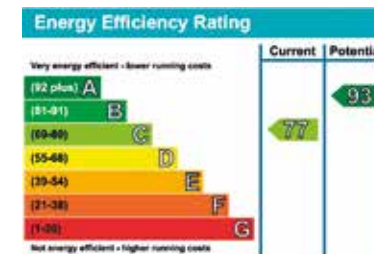


**STUDIO/BUSINESS CENTRE:
GROUND FLOOR**



HOLIDAY COTTAGE 2

COTTAGE 1



COTTAGE 2



STUDIO



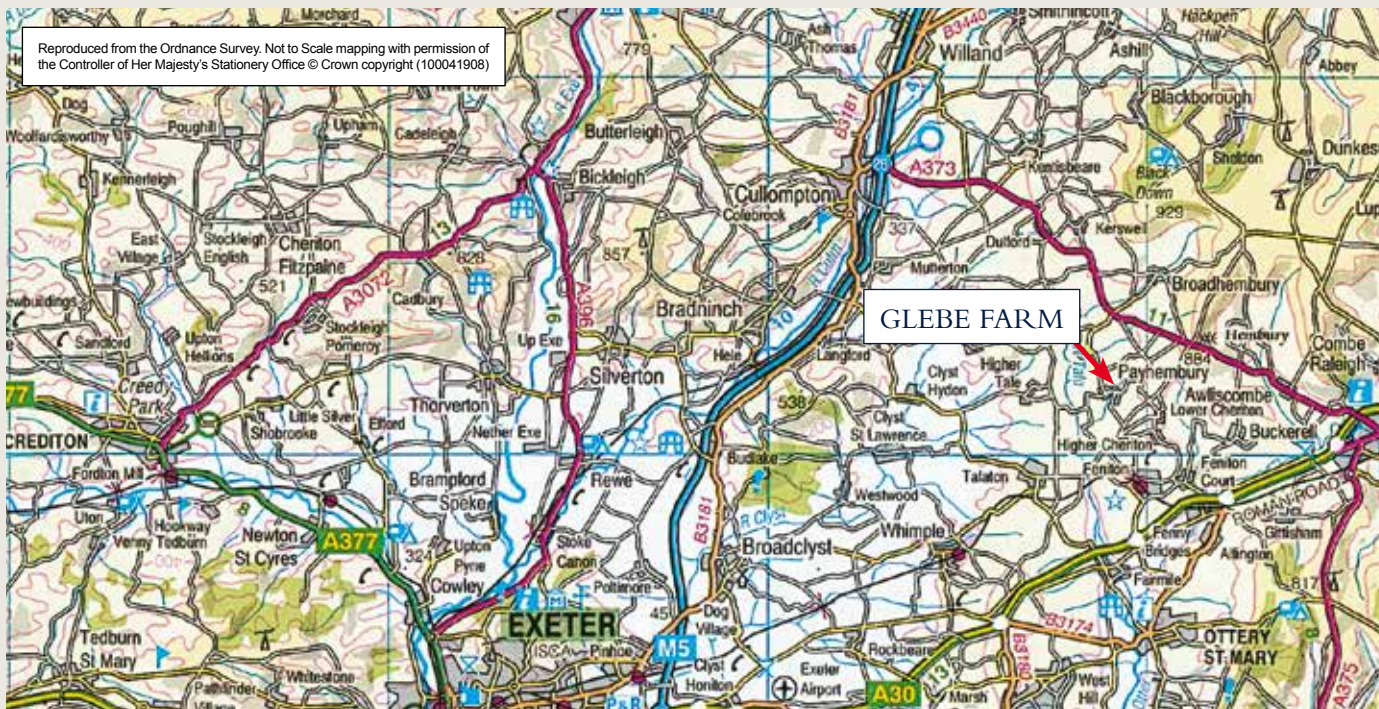


GARDENS AND GROUNDS

Landscaped gardens surround the farmhouse on two sides and there is a beautiful wildflower meadow to the east. Within the gardens, there are mature borders and terraces and a sheltered outdoor seating area in front of the garden room, which also has an ornamental pond. There is an extensive area of pasture which wraps around the cottages to the north and east, which also has separate road access.



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SERVICES

Mains Water. Private Drainage. Rainwater harvesting for holiday cottages & studio/business centre.

Oil-fired heating in the Farmhouse. Ground source heat pumps in the holiday cottages and studio/business centre.

OUTGOINGS

Glebe Farmhouse Council Tax Band F.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

From Junction 28 of the M5 motorway, take the A373 towards Honiton. After approximately 5 miles and having passed through Dulford, take the right hand turn, signposted Payhembury, Plymtree and Feniton. Continue along this road, through Luton and into Payhembury. Continue through the centre of the village and on passing the red telephone box, continue round to the right and out of the village in a southerly direction. Glebe farm will be found on the left hand side, about ¼ of a mile after leaving the edge of Payhembury.

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.



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