

Goldacre Farm, (House & Annexe)







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Farway, Colyton, Devon, EX24 6DH

What 3 words-///shade.blueberry.pushes

East Devon country estate with wonderful house, contemporary annexe and 13.55 acres. Further cottage and land available.

- 5/6 bedroom house
- 13.55 acres (5.48 ha) with option for more
- Gardens, paddock and orchard
- Further outbuildings
- Freehold
- Contempoary 2 bed annexe
- PP for remodeling
- PP for 4-bay garage
- Option for cottage and more land
- Council Tax Band F

Guide Price £1,350,000

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SITUATION

Goldacre Farm occupies a gently elevated position within the picturesque and Farway Valley, renowned for its gently rolling countryside and protected within the East Devon National Landscape.

The scattered village community extends along the valley, centered around the historic Norman Church of St Michael & All Angels, with the primary school located at nearby Church Green, providing a strong sense of rural community.

The market town of Honiton lies approximately 4 miles to the north and provides an excellent range of day to day facilities, together with a mainline railway station offering direct services to London Waterloo. The A30 and A303 provide convenient road links to Exeter to the west, and east to London, whilst the Jurassic Coast is within easy reach to the south.

DESCRIPTION

At the heart of the properties lies a substantial and well appointed five bedroom country house, together with a striking contemporary two bedroom annexe drawn by Charlie Luxton Design.

THE HOUSE

Built in brick in the late 1930s, this handsome country house retains a wealth of original features including stone fireplaces, wooden flooring and bay windows with attractive window seats, all combining to create a property of considerable character and charm. The house also offers clear potential for further improvement and reconfiguration, with consent in place Ref 24/2362/FUL.

The ground floor is arranged around an impressive fully panelled entrance hall, also suited as a library. On either side are the principal reception rooms, both enjoying excellent natural light and generous proportions. To the rear lies a traditional farmhouse style kitchen, complemented by a pantry, utility room, WC and boot room.

A turning staircase rises from the inner hall to a spacious first floor landing. There are six bedrooms in total, including a principal bedroom with a generous en suite, alongside a family bathroom with freestanding bath and a separate shower room.

On the ground floor there are two double bedrooms together with a family bathroom, whilst the first floor offers a further double bedroom with an en suite shower room. The cottage enjoys its own private gardens and parking area, with views over the surrounding grounds.

THE ANNEXE

Also drawn by Charlie Luxton Design, this unique high spec contemporary building has been fitted with high levels of insulating, standing seam metal roof and cladding with an air source heat pump for under floor heating and hotwater. The photovoltaic panels feed back to a battery system and were proposed to feed the main house.













GARDENS & PROPOSED GARAGE

The attractive, partially walled gardens form a delightful setting to the house, being predominantly laid to lawn and interspersed with a variety of mature trees and established shrubs, creating a high degree of privacy and a pleasing backdrop throughout the seasons.

Immediately adjoining the rear of the house, a paved terrace extends across the full width of the property, providing an ideal space for outdoor dining and entertaining, with steps leading down to the principal lawn. To the side and rear there is a generous gravelled and paved area, thoughtfully arranged with substantial raised planters, offering further seating or garden interest.

The entrance drive leads to a generous parking and turning area for the house, providing ample space for several vehicles. Within this area, planning consent has been granted for the construction of a substantial four bay garage and workshops (Ref 24/2362/FUL).

OUTBUILDINGS

Between the house and annexe is an old cob/block barn used for loose boxes and an adjoining former shippon now storage barn.

LAND

The land lies predominantly to the rear of the house, enjoying a gentle south facing slope and divided by post and rail fencing. To the east of the annexe is a level paddock, interspersed with fruit trees and running alongside the entrance drive. Across the drive are two further fields split by a stream.

Please note there is an easement along the entrance drive in favour of the neighbouring farm to access for agricultural purposes.

This option includes 13.55 acres (5.48 ha)

SERVICES

Mains electric and water. Private treatment plant installed in recently. Broadband up to 21 Mbps. Starlink suggested, mobile coverage variable outdoor, Vodafone, Three and O2 (Ofcom).

OPTIONAL COTTAGE - £650,000

The cottage provides an attractive and fully independent residential dwelling, held on a separate title and offering excellent flexibility. Substantially reconfigured and comprehensively renovated to a high standard, the property has been thoughtfully designed in conjunction with Charlie Luxton Design.

The accommodation is arranged around a light and well proportioned open plan kitchen and living area, fitted with integrated appliances and complemented by a woodburning stove. This principal space benefits from underfloor heating, served by an air source heat pump.

Shown in orange on the plan.

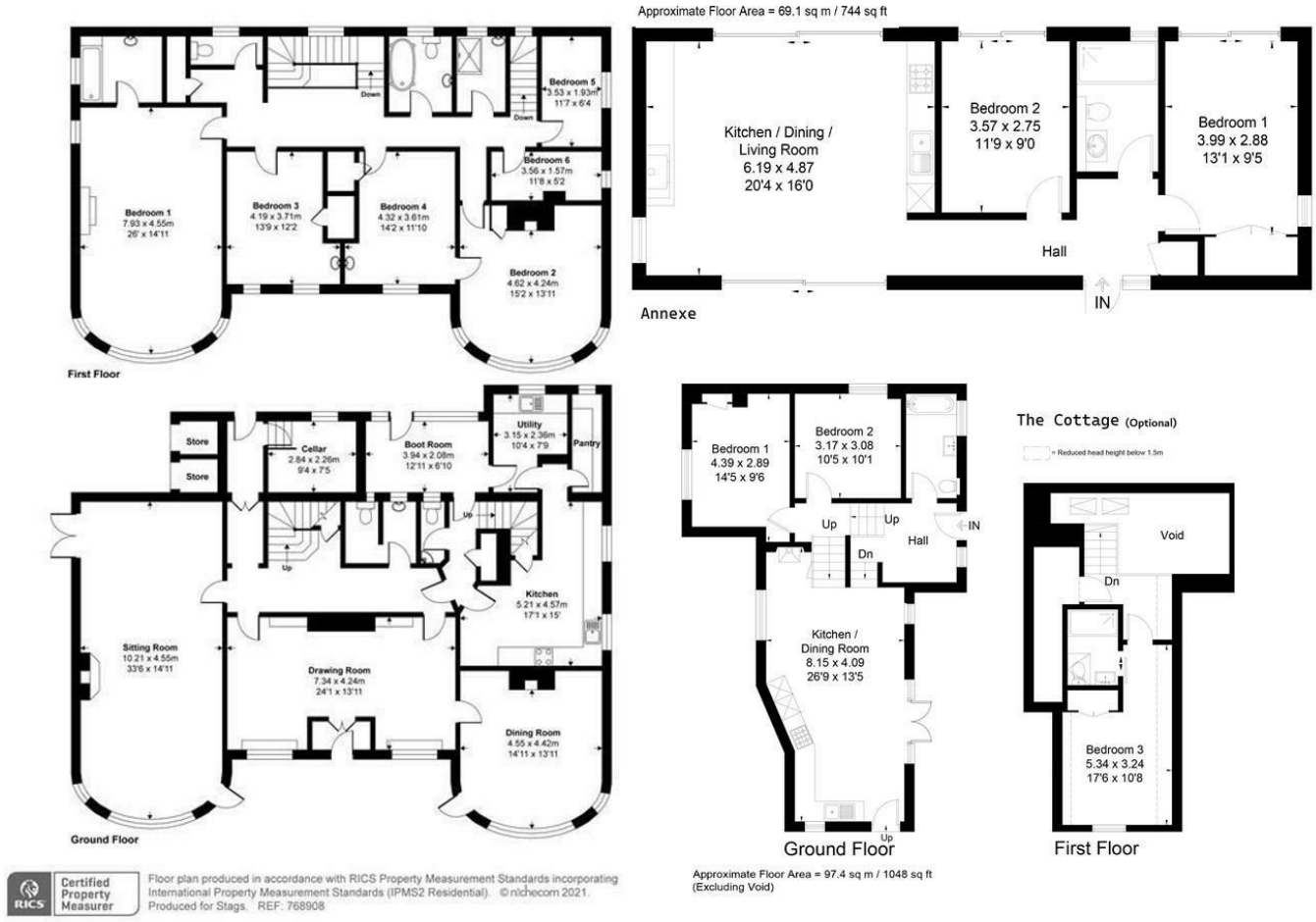
OPTIONAL LAND - £105,000

Adjoining to the south are a further three enclosures, all laid to pasture and bordered by mature, tree lined boundaries, with a stream running along the bottom.

In total there is a further 11.81 acres (4.78 ha) available. Shown in blue on the plan.

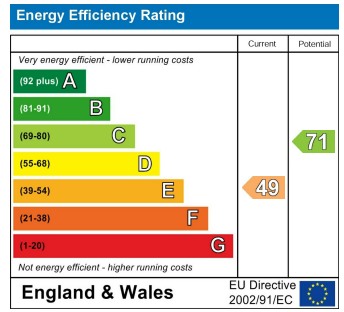
Approximate Area = 3704 sq ft / 344.1 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Stags. REF: 768908



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