



**STAGS**

Stubbhayne Farm



# Stubbhayne Farm

Southleigh, Colyton, Exeter, Devon EX24 6SD

Colyton 3 miles • Honiton 5 miles • Beer (Coast) 4 miles • Exeter 25 miles

Picture postcard farm set in a peaceful East Devon Valley with two desirable homes

- Lot 1: Stubbhayne Farmhouse, range of traditional barns, modern farm buildings and 71.15 acres
- Lot 2: Barnhayne and garden
- Lot 3: 14.93 acres of land at Cox's Down
- Lot 4: 32.73 acres of land at Farwood Down

**In all about 118.81 acres (48.08 hectares)**

**For sale as a whole or in up to 4 lots**

Stags Farm Agency  
21 Southernhay West  
Exeter  
Devon EX1 1PR  
Tel: 01392 680059  
Email: farms@stags.co.uk

Stags  
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Honiton  
Devon EX14 1PS  
Tel: 01404 45885  
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40 St James's Place  
London  
SW1A 1NS  
Tel: 020 7839 0888



[stags.co.uk](https://stags.co.uk)



Lot 1



Lot 1



Lot 1

## Viewing

Strictly by appointment with Stags Farm Agency on 01392 680059.

## Grid Reference

Ordnance Survey No SY204944

## Directions

From Honiton High Street proceed onto New Street, signposted to the Station, and follow this road to the top of the hill. At the mini roundabout turn left, then immediately right signposted Northleigh. Continue on this road for about 4 miles and at Farwood Cross go straight over, signposted Southleigh. Continue along this road to a T junction, turn left and Stubbhayne can be found after about half a mile on the right hand side.

## Situation

Stubbhayne Farm is positioned in an attractive rural location between Honiton and the East Devon coast, an area classified as an Area of Outstanding Natural Beauty. The vicinity is quiet and unspoilt, with gentle hills and valleys, offering a beautiful rural setting.

The farm is located between the small villages of Southleigh and Northleigh, whilst the nearby town of Colyton, home to the league-topping grammar school, offers a good range of day-to-day facilities. Four miles to the South lies the World Heritage Site of the Jurassic Coast, famed for its geological rock types and its attractive fishing ports and beaches. The market town of Honiton lies 5 miles to the North, which boasts a railway connection to London Waterloo and access to the A30. The University City of Exeter lies some 23 miles away and offers a comprehensive array of retail and leisure facilities, as well as an international airport.

## Introduction

Situated off a quiet country lane, Stubbhayne Farm is peacefully located in a beautiful and much favoured part of East Devon. From the road, the farm's driveway passes a charming duck pond and small orchard, before leading up to the farmstead. The drive leads up to the main farmhouse courtyard, which is part-cobbled part-gravelled, with parking and garaging for multiple vehicles.

The farmhouse was converted in 2000 and to a high specification, with use of solid oak throughout the house a particular feature. The property now forms a beautiful family home, with three large bedrooms, two reception rooms, a fantastic conservatory and a comprehensively equipped luxury farmhouse kitchen. The farmstead includes a traditional barn (suitable for conversion, subject to planning), two stables, garaging and store-rooms.

Barnhayne was converted in 2006 from a traditional barn, to the same exacting standards as the house, and now forms a contemporary three bedroom home with a light and spacious open plan living area and garden.

The farmland extends in all to about 118.81 acres of productive arable and pasture land, suitable for the growing of cereal crops and the grazing of livestock. Part of the land forms a very pretty and attractive valley which includes a pond and an area of woodland, providing conservation and sporting appeal. There is a good range of modern farm buildings suitable for livestock and equestrian uses.

### Lot 1: Stubbhayne Farmhouse, traditional barn with stabling, modern farm buildings and about 71 acres

Stubbhayne Farmhouse is of flint stone construction under a slate tiled roof and has been finished to the highest standard, with bespoke oak doors and floors, top-end bathrooms with pressurised hot water and a hand-made kitchen with top-end appliances. The floor plan shows the

extent of the internal accommodation, but in brief is as follows: a cobbled path leads up to a covered porch with slate steps up to a solid oak front door. **Hall**, with solid oak flooring, which runs throughout the ground floor. Dual aspect modern farmhouse **Kitchen** with original exposed Chestnut beams, bespoke base units with solid burred oak fronts and granite tops, Belfast sink, slate floor and a central island, as well as a feature fireplace housing an oil-fired Aga with additional electric attachment. From the Kitchen a door leads through to a useful **Utility Room**, with wall and base units, a single sink and drainer, and cupboard housing the central heating boiler. Separate **Cloakroom** with wash hand basin. Door to **Rear Porch**.

Off the Hall is a **Dining Room** with doors leading off to both the **Sitting Room** and **Conservatory**. The Sitting Room is a triple aspect room, with a large stone fireplace with oak mantle and woodburner, and French doors into a large timber-framed, westerly-facing **Conservatory** with sandstone flooring and doors onto a paved patio and gardens beyond. Also from the Hall a door opens onto a **Study** with Oak shelving unit.

A bespoke Oak staircase rises to the first floor landing with doors to **Two Double Bedrooms**, and a **Master Bedroom**, with custom oak wardrobes, exposed timber beams and a high-spec **En Suite Bathroom** with shower/sauna, wash hand basin, WC, bidet and corner Jacuzzi bath. A **Family Bathroom** with free-standing ball and claw bath, shower, bidet, WC and wash hand basin completes the upstairs layout.

**Gardens and Grounds:** Landscaped gardens and lawns surround the property, and include a patio area with pond, an orchard and a farm pond.

## The Outbuildings

**General Store:** (5.25m x 8.0m) concrete block construction with stone rendered elevations under a slate roof. Adjoining a **3-Bay Car Port** (8.63m x 5.0m), timber frame construction under a slate roof.



**Workshop:** (9.44m x 5.66m) flint stone construction under tiled roof. Adjoining two stables (9.44m x 3.0m).

### The Farm Buildings

**Cubicle Shed:** (12.95m x 26.28m) timber frame construction with timber elevations under a clad roof.

**Covered Yard:** (12.90m x 9.43m) steel portal frame construction with part concrete block and part timber clad elevations under a clad roof.

**Machinery Barn:** (8.12m x 18.33m) steel portal frame construction with timber elevations under a clad roof.

**Livestock Building:** (18.50m x 14.85m) open fronted steel portal frame construction with concrete panel walls and timber cladding above under a clad roof.

**The Land:** The land in all extends to about 71.15 acres, made up of an attractive valley and including productive arable and pasture land, along with a pond and woodland copse.

### Lot 2: Barnhayne and garden

Barnhayne has been renovated to the highest standards using quality materials including solid oak flooring and doors. The floor plan shows the interior layout, but briefly the accommodation comprises: **Covered Porch** with Oak front door opening into the **Hall**. **Cloakroom** with WC and wash hand basin. **Utility Room** with slate flooring, single drainer sink unit, space for washing machine and cupboard housing central heating boiler. Open-plan **Kitchen/Dining/Sitting Room** with solid Oak flooring, versatile range of kitchen units, an oil-fired Rayburn and central island unit. Stone built fireplace with timber mantel and woodburner. French windows out on to a rear garden. **Master Bedroom** with **En-suite Shower Room** with shower, wash hand basin and WC. At the other end of the property, and down a short flight of steps, is **Bedroom 2** and a **Family Bathroom** with bath, wash hand basin, WC and heated towel rail. Up a short flight of stairs is **Bedroom**



**3** with purpose built wardrobes and access to roof storage. **En-suite Shower Room** with shower, wash hand basin and WC.

Outside, to the front of the property is a small garden with parking and turning area. To the rear, the garden comprises a small lawned area and patio bounded by flint stone walling.

### Lot 3: Land at Cox's Down

Productive run of arable and pasture land extending to approximately 14.93 acres. Predominantly level, the land is suitable for the growing of cereal and forage crops.

### Lot 4: Land at Farwood Down

A productive run of pasture and arable land extending to approximately 32.73 acres. A mixture of level and gently sloping land with road access on the southern boundary.

## General Remarks

### Services

Private water and drainage serving both the farmhouse and cottage. Mains electricity.

### Tenure

The tenure of Lots 1, 2, 3 and 4 is freehold. The land is subject to a Farm Business Tenancy ending September 2014. Further details are available from the agents.

### Local Authority

East Devon District Council - Tel: 01395 516551.

### Entitlements

The Single Payment Entitlements will be made available.



### Town And Country Planning

Stubbhayne Farmhouse is subject to an Agricultural Occupancy Condition (AOC). Barnhayne has a certificate of lawful use as a single dwelling house.

### Specific Rights, Rights Of Way Etc

In the event that the property is sold in lots, access will be granted to Lot 2 via Lot 1.

### Schemes

The farm is entered into an Entry Level Stewardship agreement which ends in 2018. As part of the purchase of the farm the purchaser(s) will undertake to take on this agreement.

### Sporting And Mineral Rights

The sporting and mineral rights insofar as they are owned are included with the freehold.

### Fixtures And Fittings

All fixtures and fittings, unless specifically referred to within these particulars, are expressly excluded from the sale of the freehold.

### Wayleaves, Rights Of Way Etc

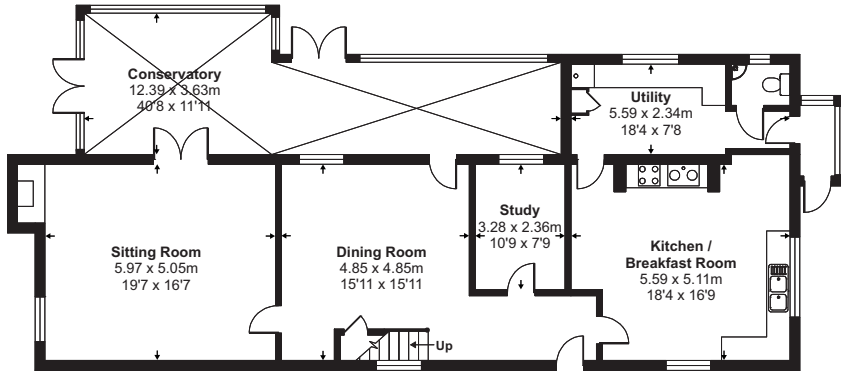
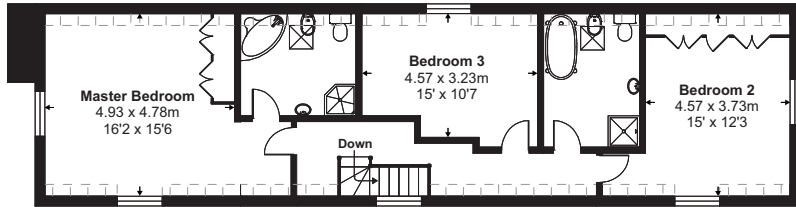
The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

### Plans and Boundary Fences

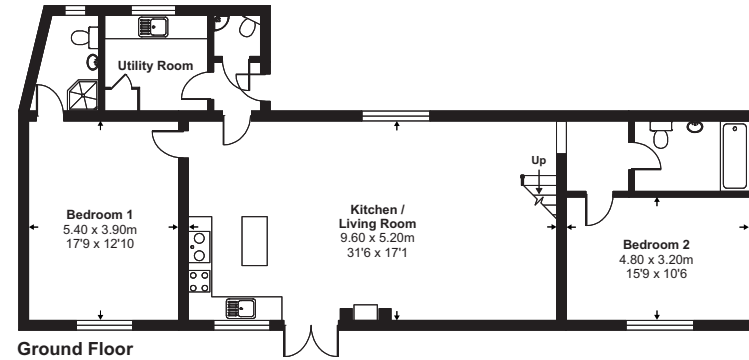
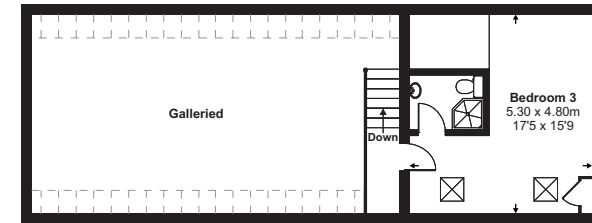
A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

These particulars are a guide only and should not be relied upon for any purpose.

**Stubbhayne Farmhouse**



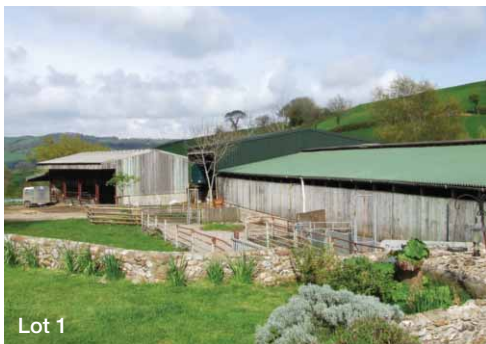
**Barnhayne**

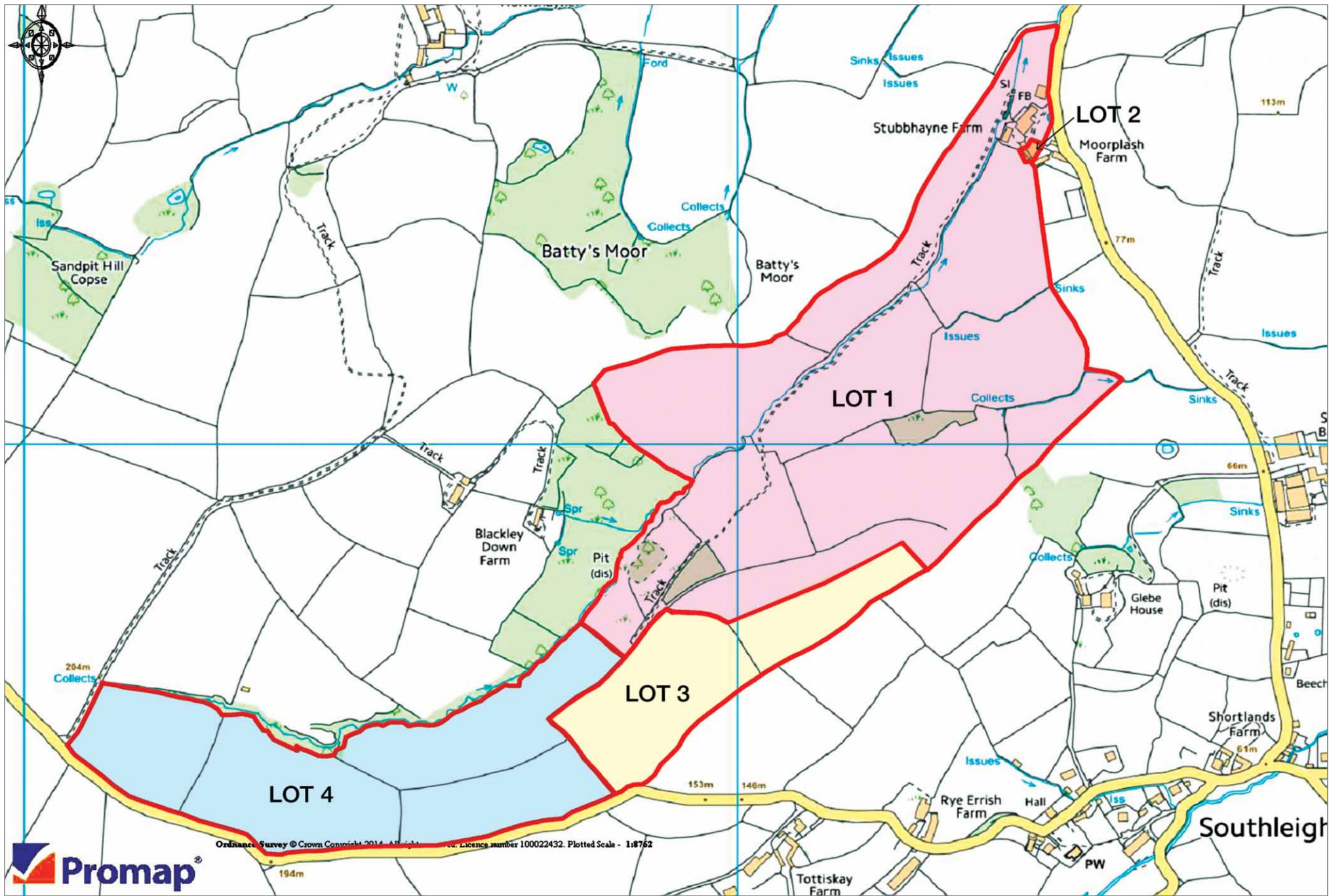


Approx. Gross Internal Floor Area  
178.7 Sq Metres 1924 Sq Ft  
(Excludes Restricted Head Height)



Approx. Gross Internal Floor Area  
128.8 Sq Metres 1387 Sq Ft  
(Excludes Restricted Head Height)





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