

SOUTHCOTE VINEYARD AND FARM

COTLEIGH • HONITON • DEVON







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COTLEIGH • HONITON • DEVON • EX14 9SY

Honiton 4 miles (London Waterloo fastest trains about 2 hrs 45 mins) • Axminster 8 miles
Taunton 17 miles (London Paddington fastest train about 1 hr 45 mins) • Exeter 20 miles
East Devon Coast within 10 miles (Distances and times approximate)

An award winning vineyard and farm in a wonderful, private, rural location

Southcote Farmhouse

Entrance hall • Sitting room • Dining room • Drawing room • Study/work room • Kitchen • Breakfast room
Further sitting room within the cottage annexe • Utility • Store

Master bedroom suite with large dressing room and en-suite bathroom with shower
Four further bedrooms with two bathrooms

Potential to create a separate cottage from the rear wing

Extensive range of modern and traditional farm buildings to include:

Superb range of five Monarch stables • Further stable block with three separate stables, barns and stores
Traditional barn suitable for use as a party barn • Workshop and office
Excellent steel framed cattle shed (20 m x 10 m) • Tractor and machinery shed • Workshop and stores
Open fronted Dutch barn • Outdoor sand school about 40m x 20m • Polytunnel 28m x 10m
Superb productive vineyard of approximately 20 acres • Further pasture, paddocks and some woodland

In all about 54.17 acres (21.92 hectares)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Southcote Farm is situated in a wonderful and private location in the rolling East Devon countryside approximately 10 miles north of the East Devon coastline which is designated as an Area of Outstanding Natural Beauty (AONB) and part of the Jurassic Heritage Coast.

The house is surrounded by its own land and enjoys fine views of the surrounding area and the vineyards surrounding the property that the current owners have planted.

The house is approximately a ¼ mile from the small village of Cotleigh.

Communication links are excellent with the A303 and A30 being within 5 miles giving access to the M5 motorway to the north at Taunton or to the south at Exeter. Rail services are available from both Honiton and Axminster to London Waterloo in about 2 hours 45 minutes. The fastest trains from Taunton to London Paddington take about 1 hour 45 minutes. There are also a growing number of flights to the UK and international destinations from Exeter Airport including a new twice daily route to London City Airport.

Axminster provides excellent local amenities with its historic Minster Church, supermarkets, primary and secondary schools and a wide range of shops, pubs and restaurants. Axminster is HQ for Hugh Fearnley-Whittingstall's River Cottage empire and has an excellent canteen and deli.

Honiton, approximately 4 miles away, also has a superb range of excellent local amenities and is renowned for its antique shops. Exeter is very well known as the major regional centre for the whole of the South West and has an extensive range of shops including a John Lewis store, Waitrose, restaurants and theatres.

Devon has an outstanding number of state and private schools within the county and Southcote Vineyard is ideally placed to access the majority of them. It is about 7 miles from Colyton Grammar School one of Britain's best performing selective state schools. Also close by are



Sherborne and Port Regis at Shaftesbury. Schools in Taunton include Kings, Queens and Taunton School. Maynard Girls School is in Exeter as well as Exeter School. Blundells School is at Tiverton approximately 20 miles away.

For the sporting enthusiasts golfing is available in nearby Seaton, Lyme Regis, Honiton and Sidmouth as well as

opportunities for sailing from the Axe Yacht Club and Seaton and Beer Sailing Club. The South West Coast Path is easily accessible and there is ample walking and riding in the area. Devon is well renowned for many sporting opportunities such as hunting, fishing and riding and Southcote Farm is superbly placed to take full advantage of all these.



The Property

Southcote Farmhouse is an attractive property that has been renovated to a very high standard throughout by the current owners. It faces due south and has very well laid out accommodation with large rooms all with high ceilings, good reception rooms, a lovely kitchen of the highest standard, as well as a superb master bedroom suite with large dressing room and en-suite bathroom with shower. There are a further four bedrooms and two bathrooms. It is possible to create a separate cottage out of the annexe with its own access using one of the sitting rooms and bedroom 5.

There is also an exceptional range of traditional and modern farm buildings on the property. There is a lovely central courtyard to the side of the main house off which are the magnificent Monarch stables, further range of traditional buildings and beyond that are the modern buildings. Further details of these buildings are outlined in the attached boundary plan.

The land is a mixture of pasture and vineyards with the pasture extending to approximately 30 acres and is being used for hay and silage, as well as the running of the owner's herd of Ruby Red Devon cattle.

The vineyards extend in all to about 20 acres, all of which were planted and created by the current owners. They run a very successful business producing grapes for the nearby Lyme Bay Winery.







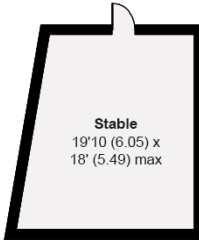
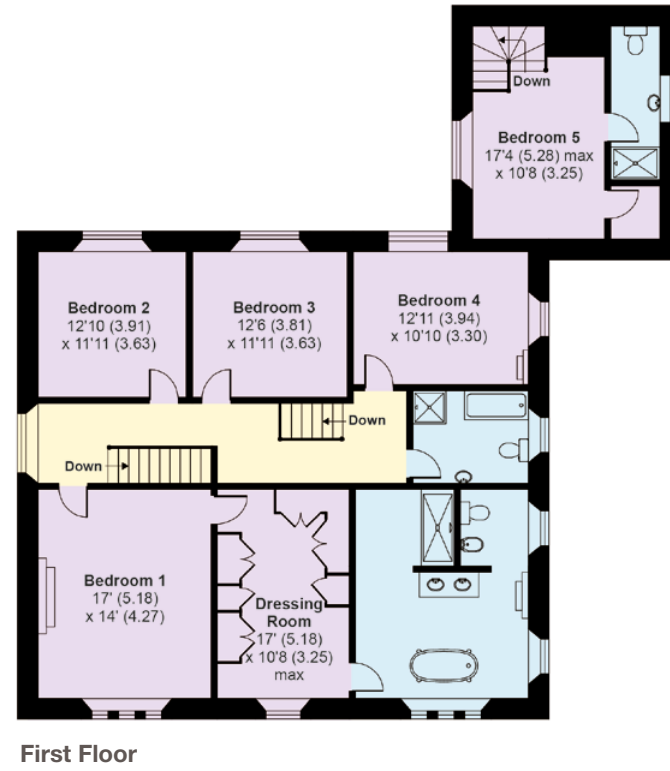
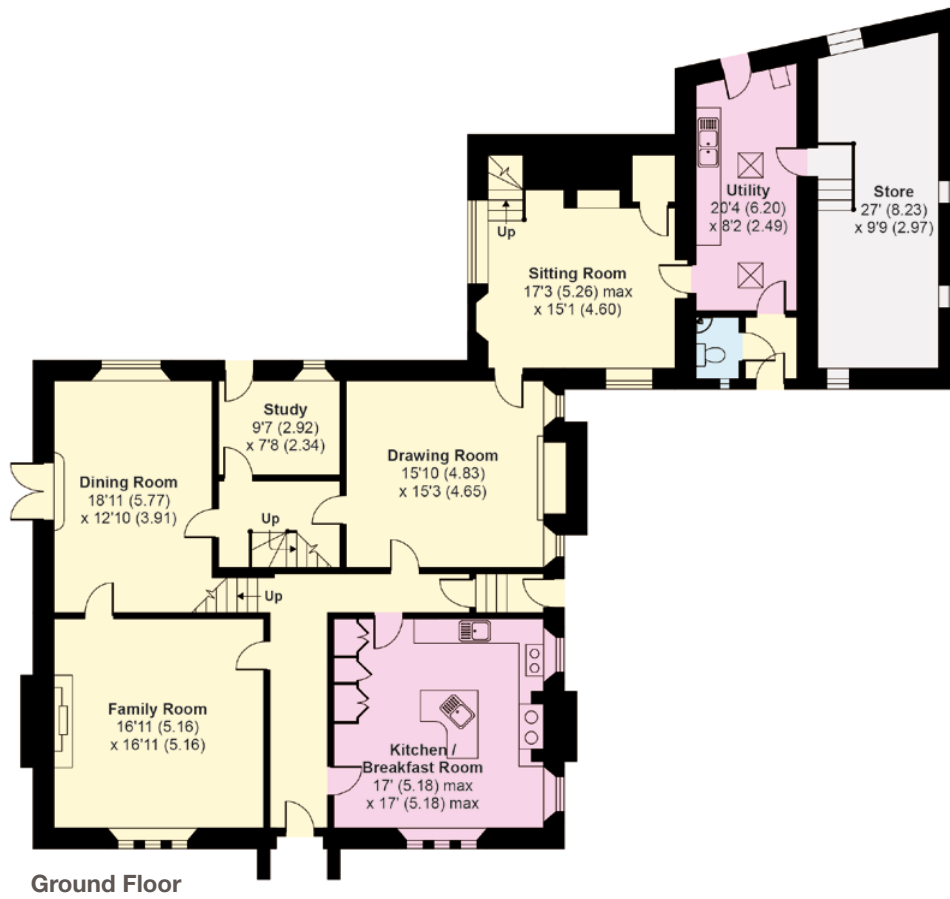


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

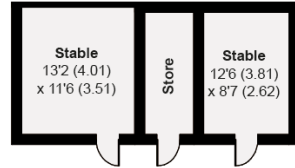
Approximate Gross Internal Floor Area

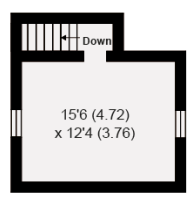
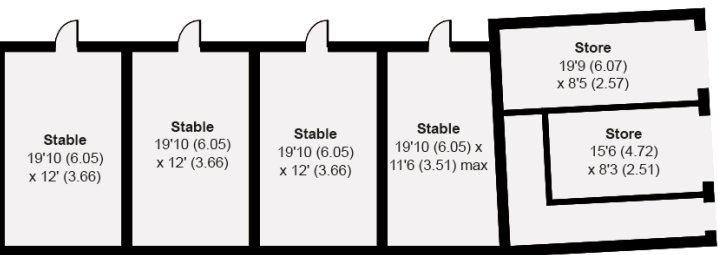
Main House: 3920 sq ft / 364.1 sq m

Outbuildings: 11612 sq ft / 1078.7 sq m

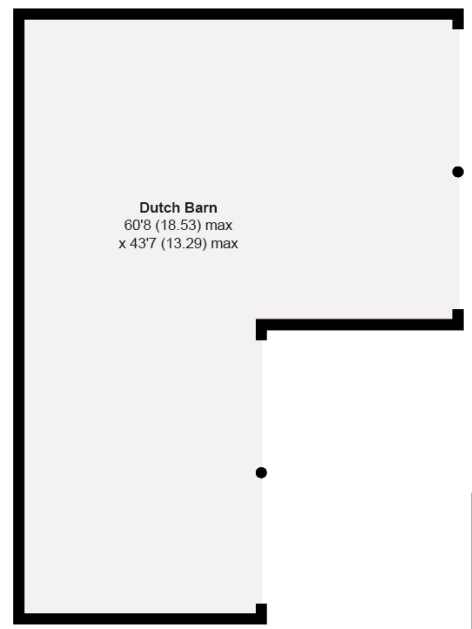


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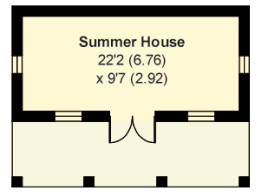




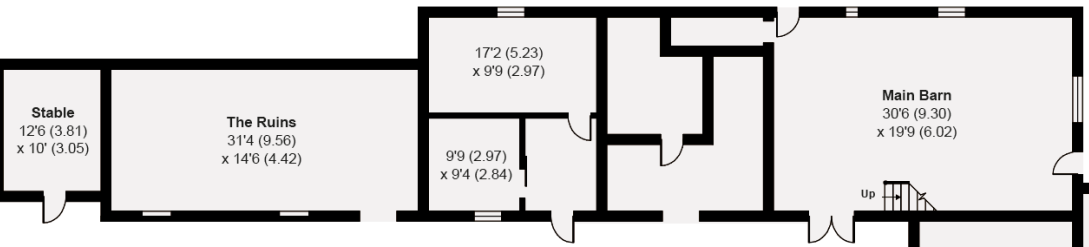
**Outbuilding 3
First Floor**



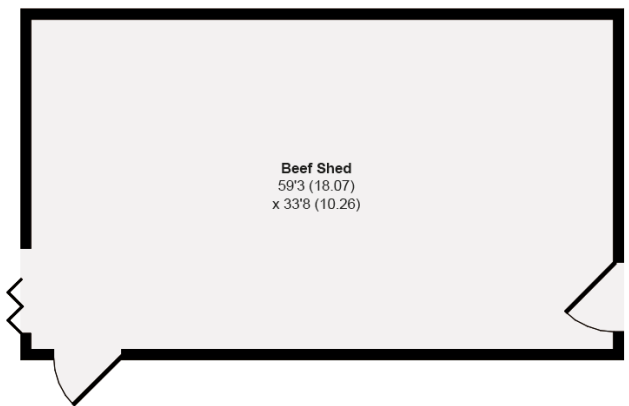
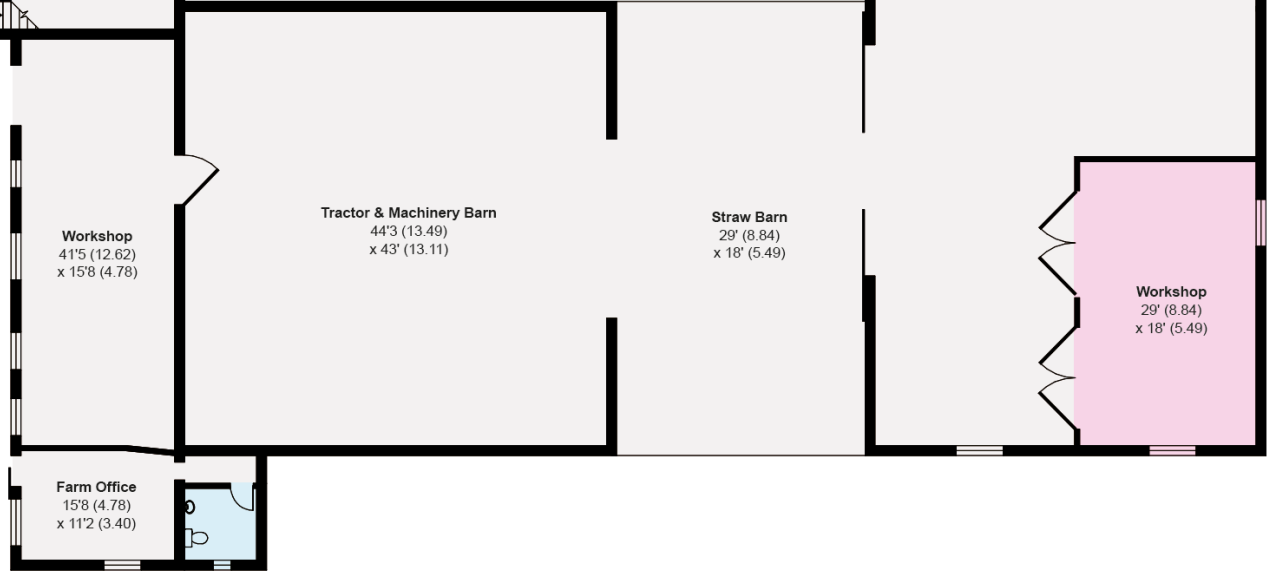
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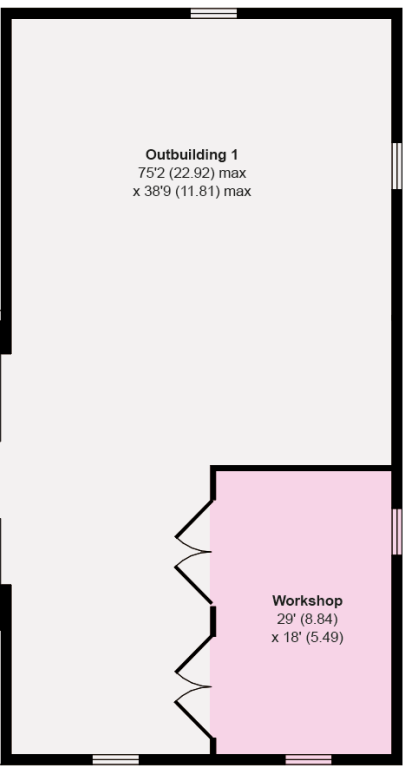
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**Outbuilding 3
Ground Floor**



Not shown in actual location/orientation





Traditional buildings and farm buildings

Please refer to the block plan within the boundary plan showing the outline of the buildings at the property.

Close to the house and surrounding a central concrete courtyard are the traditional barns to include the Monarch stables and general stores and the farm office. Beyond this is a very good range of steel frame and concrete portal frame buildings used for the cattle, vineyard business and storage of classic cars.

There is also an excellent outdoor sand school measuring approximately 40m x 20m.

To the west of the house is a Dutch barn used for hay and general storage.





Vineyards

Southcote Vineyard was planted in 2010 and is an area of approximately 20 acres. The plantings consist of 11,000 Bacchus, 6,000 Pinot Noir and 6,000 Seyval Blanc.

The Watchcombe Vineyard was planted in 2009 and is a little over 3 acres. The plantings consist of 1,000 Pinot Noir and 2,000 Seyval Blanc. Both vineyards first harvest was in 2013.

English Wine awards achieved since launch April 2015

2015

- **Decanter World Wine Awards 2015**
- SILVER MEDAL Shoreline 2014
- **Decanter World Wine Awards 2015**
- BRONZE MEDAL Bacchus 2014
- **Food & Drink Devon Awards 2015**
- GOLD Bacchus 2014
- **Taste of the West Awards 2015**
- SILVER Bacchus 2014
- **Taste of the West Awards 2015**
- HIGHLY COMMENDED Shoreline 2014
- **UKVA Wine of the Year Competition 2015**
- SILVER Pinot Noir Rosé 2014
- **UKVA Wine of the Year Competition 2015**
- BRONZE Brut Reserve Sparkling 2013
- **SWVA Challenge Cup 2015**
- BEST OAKED WHITE WINE Bacchus Fumé 2014

2016

- **International Wine & Spirits Challenge 2016**
- SILVER Shoreline 2015
- **International Wine & Spirits Challenge 2016**
- SILVER Bacchus Block 2015
- **International Wine & Spirits Challenge 2016**
- BRONZE Pinot Noir Rosé 2015
- **Sommelier Wine Awards 2016**
- GOLD Shoreline 2014
- **Sommelier Wine Awards 2016**
- BRONZE Pinot Noir Rosé 2014
- **Sommelier Wine Awards 2016**
- COMMENDED Bacchus Fumé 2014
- **International Wine Challenge 2016**
- COMMENDED Shoreline 2014
- **Decanter World Wine Awards 2016**
- SILVER Bacchus Block 2015
- **Decanter World Wine Awards 2016**
- BRONZE Pinot Noir Rosé 2015
- **Decanter World Wine Awards 2016**
- BRONZE Shoreline 2015





Services

Mains water. Private drainage. Oil fired central heating. Broadband available.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with wayleaves, easements and other rights of way whether these are specifically referred to or not.

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Tenure

Freehold.

Fixtures and Fittings

All those items regarded as tenants' fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale.

Local Authority

East Devon District Council
Sidmouth
EX10 8HL
Telephone: 01395 516551

Council Tax

Band G

Directions (EX14 9SY)

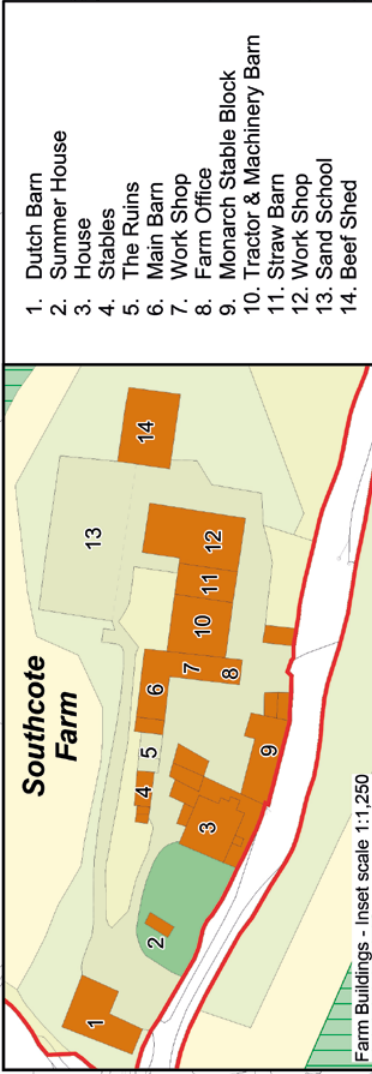
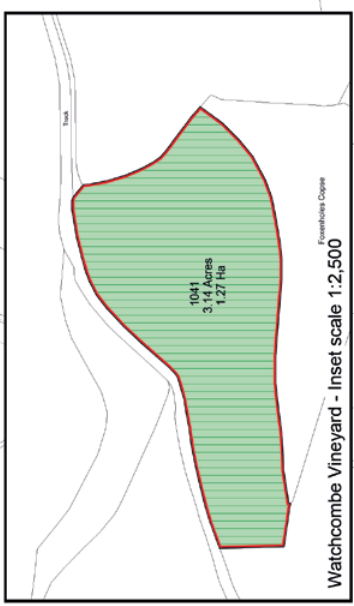
Please note there are a number of approaches to Southcote Vineyard but in the first instance we advise following these directions:

From Honiton High Street proceed eastbound on the A35 towards Dorchester and Axminster. Proceed up the hill out of Honiton, passing the BP Service Station on your right hand side and after about 2½ miles look out for the 40 mile per hour speed sign, just as the road starts to go downhill. Turn immediately left just after these 40 mile per hour signs and follow this road along for about 1 mile. Proceed down through the valley and at the other side turn right onto the dead end road which is Southcote Lane. Proceed to the bottom of this lane where you will find Southcote Vineyard.

Viewing

Viewing is strictly by prior appointment with the sole agents, Knight Frank LLP, 19 Southernhay East, Exeter, Devon, EX1 1QD. Telephone 01392 423111.

Southcote Farm

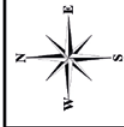


1. Dutch Barn
2. Summer House
3. House
4. Stables
5. The Ruins
6. Main Barn
7. Work Shop
8. Farm Office
9. Monarch Stable Block
10. Tractor & Machinery Barn
11. Straw Barn
12. Work Shop
13. Sand School
14. Beef Shed

Land Use:

- Pasture
- Arable Cover
- Woodland
- Scrub
- Water / Misc
- Vineyard
- Orchard
- Residential
- Building (Residential)
- Building (Structure (Agricultural))
- Gardens
- Fences / Tracks

NS: If field & building type are unknown - assumed pasture & residential



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Drawn by: Scale: Plan Ref:
 Date: 29-06-16 TERNIM 1:2500 @ A3
 Title: Southcote Farm



This Plan is published for guidance only. It is intended to be used as a guide to the location of the subject property and is not intended to be used as a substitute for a title plan. It is not intended to be used as a substitute for a title plan. It is not intended to be used as a substitute for a title plan.

