



STAGS

Hansons Farm

Hansons Farm

Upottery, Honiton, EX14 9PF

Honiton 5.6 miles Taunton 12.5 miles Coast 13 miles

- 4 bedroom house (not listed)
- 2 bedroom annexe/cottage
- Double garage
- Stable block
- Gardens
- Paddocks and copse
- In all 9.38 acres

Guide price £675,000

SITUATION

Hansons Farm is tucked away at the end of a long drive yet in an accessible position not far from the A303, on the edge of the popular village of Upottery.

Upottery benefits from a public house, The Sidmouth Arms, village hall, church, a well respected primary school, and is on a bus route to local private schools.

The A30 trunk road to the south gives rapid access to both Honiton and Exeter to the southwest and the A303 and London to the northeast. Taunton and the M5 motorway are a short drive away to the north.

Honiton benefits from a range of amenities including shops, schooling and recreational facilities as well as a station on the London - Waterloo line.

To the south is the Jurassic coastline at Lyme Regis, with further popular resorts along the coast at Beer, Branscombe and Sidmouth.

DESCRIPTION

Once part of the Lord Sidmouth Estate, this period home was once thought to be an old coaching inn near the route to London. The main house has been extended over the years with adaptable accommodation and is now in need of some



Period home plus 2 bedroom annexe with over 9 acres of rolling countryside





modernisation to fully exploit the elevated views. A covered entrance porch takes you into the hall with WC. To one side of the hall is a double aspect sitting room centered on a wood burning stove. To the other is a good sized dining room with fireplace leading through into a cosy family room. To the rear, is the kitchen with views across the valley. There is a further WC and utility room. On the first floor are four bedrooms, two with en suites and a family bathroom.

ANNEXE/COTTAGE - EPC Band E

Converted from old loose boxes, the two double bedroom single storey annexe has a glazed entrance porch, leading into the well fitted double aspect kitchen/living room, the bedrooms are set to each side, there is a family bathroom and an en suite for the largest bedroom.

GROUNDS

Set down a long stone drive, there is a parking and turning area between the house and annexe. A double garage has large timber doors, whilst a lean-to on the house provides additional storage.

GARDENS

The gardens are positioned west of the house and benefit from the glorious views across the Otter Valley towards the village. Laid mainly to lawn there are a variety of shrubs and trees. A paddock close to the house leads down to an enlarged spring fed pond and protected by trees to the north.

STABLE BLOCK

Below the annexe, the timber stable block is set in a 'U' shape with five stables, hay store, foaling box and a tack room.

POLE BARN

Clad with cgi sheets the pole barn has been used for storage, however now requires some repairs.

THE LAND

The land is set both above and below the house in a number of convenient sized paddocks, bordered by tree-lined banks with an area of copse along the eastern boundary.

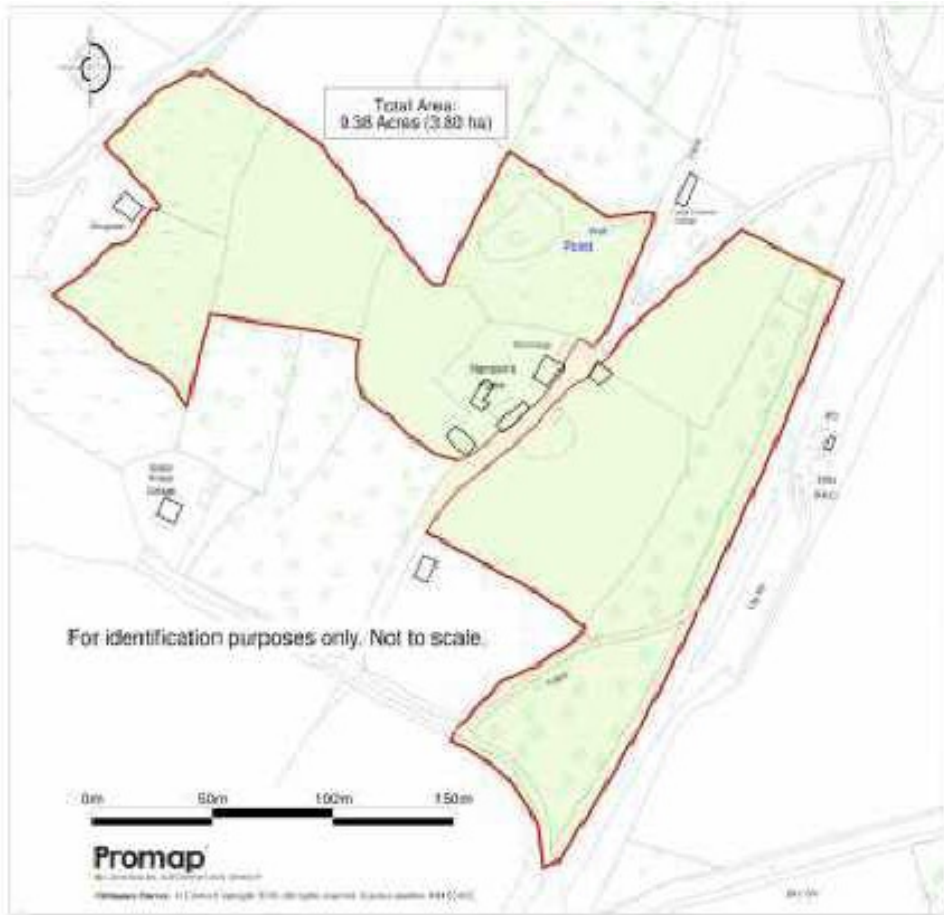
SERVICES

Mains water and electric. Private drainage. Oil-fired central heating.

DIRECTIONS

Head east from Honiton on the A30 towards London. Stay on the road for approximately 5 miles turn left just after Emma's tea bar and the drive is immediately on the left.





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



Stags

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

Tel: 01404 45885

honiton@stags.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C
B	C	C	B
C	D	B	A
D	E	A	A
E	F	F	F
F	G	G	G

Energy Efficiency Score: 70
Environmental Impact Score: 88

England & Wales 2022/23

