



Yeomans Acre & The Old Cider Press



Colyton 1 mile; Jurassic Coast, Seaton 2 miles; Lyme Regis 6 miles; Sidmouth 10 miles; Axminster station 6 miles

A renovated former farmhouse with flexible accommodation and a holiday letting business set in the heart of the village of Colyford. Close to the small historic town of Colyton and the Jurassic Coast.

- Holiday Business Opportunity
- 6 bedroom farmhouse
- Residential 3 bed cottage
- Two 1 bedroom cottages used as holiday lets
- Courtyard gardens
- Drive and parking for 9 vehicles in total
- Centre village location
- Close to Jurassic Coast

Guide Price
£1,050,000

SITUATION

Located at the heart of the village of Colyford, with a range of facilities nearby including two village inns, a post office/general store/butchers, parish church, and village hall.

The small historic town of Colyton is situated about a mile away and is best known for the much acclaimed Colyton Grammar School, within walking distance of the property and one of England's top state schools.

The Jurassic Coast lies just 2 miles to the South via the seaside town of Seaton, the Regency town of Sidmouth is 10 miles away and Lyme Regis just 6 miles away. Exeter which is within easy reach provides all the amenities one would expect with a mainline station offering direct access to London.

DESCRIPTION

Yeomans Acre, a renovated unlisted Farmhouse, believed to date from the 1760's. This lovely property comprises a 6 bedroom house - 2 of the bedrooms are self contained from the main house with private entrances and en-suite shower rooms. A semi detached 3 bedroom cottage and two self contained, 1 bedroom holiday cottages.

The main house is accessed via a sunny patio and garden room. Beautifully decorated throughout the ground floor accommodation has a kitchen with painted cabinets and space for large appliances, a laundry room, a dining room with solid wood flooring and a cosy panelled sitting room with wood burner. There is a downstairs WC off the hallway and door to the front of the property.

Upstairs there are 4 bedrooms, all with en-suites. The main suite is accessed via a study/family room and dressing area with built in wardrobes.

THE CIDER PRESS

This self contained cottage has consent as a full residential property, with its own gated parking area for 3 cars and courtyard. Fully renovated with lovely features throughout. Hallway with WC and space for utility appliances. Large sitting room with door out to courtyard and feature double sided wood burning stove. The super open plan kitchen/dining room has solid wood flooring and evidence of the cider press workings above the kitchen island.

Upstairs there are 3 bedrooms (one with en-suite shower room) and a family bathroom. Option to purchase the furniture etc by separate negotiation.

TWO HOLIDAY COTTAGES

Two self contained quality holiday cottages offering open plan living space with vaulted ceilings, exposed beams and fitted kitchens. Each cottage has a large double bedroom and en-suite shower room. Sale including furniture, fittings and fixtures in the two cottages.

OUTSIDE

Private drive with parking for 6 vehicles. Further parking for 3 vehicles within separate gated area. Secluded walled garden with garden shed and log store.

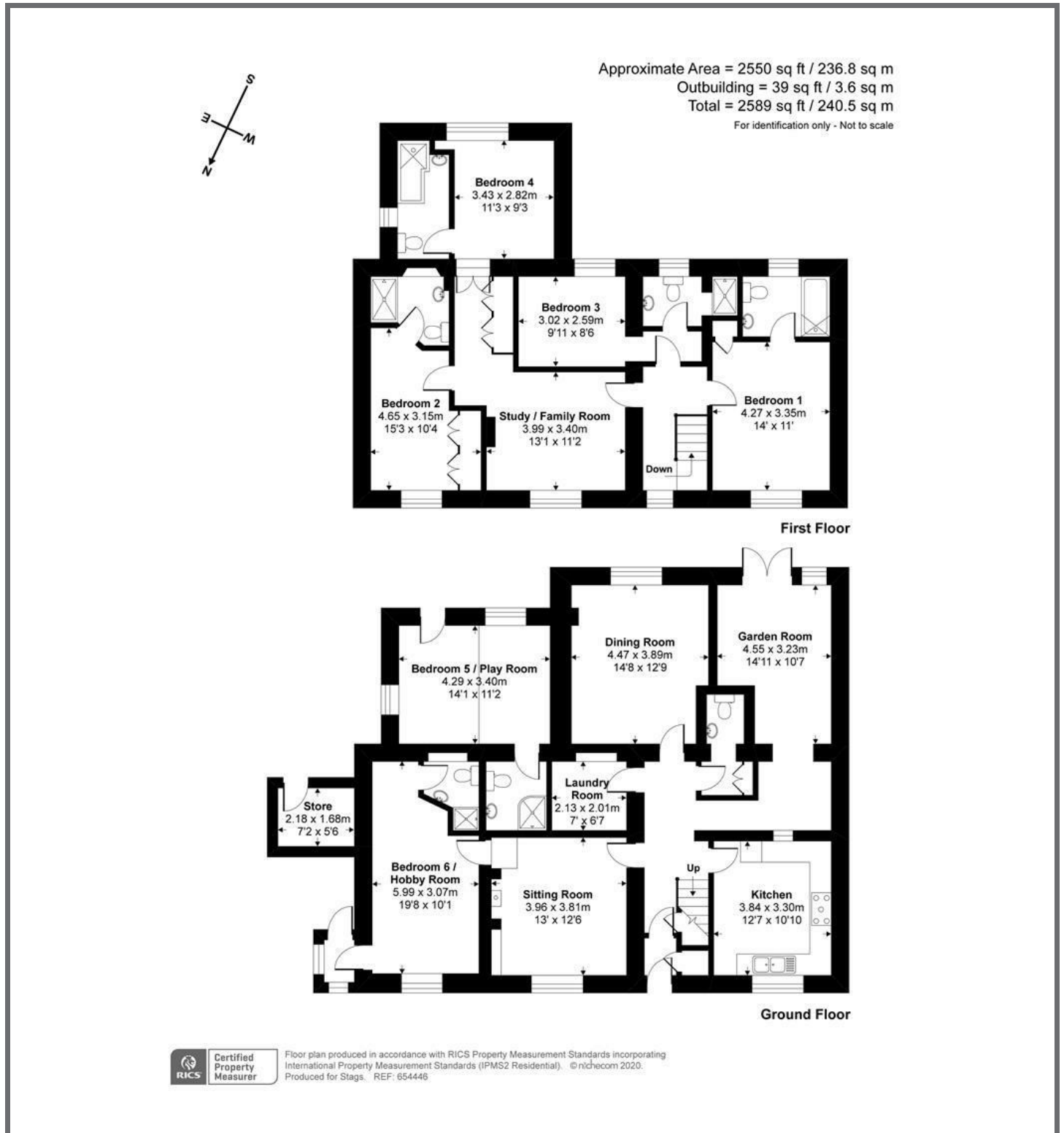
SERVICES

All mains services connected.

DIRECTIONS

On the A3052 from the west, stay on this road until you enter the village of Colyford. Just before the Wheelwright Inn (on your left) the property will be on your right.





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

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A	Green		83
(81-91) B	Light Green		
(69-80) C	Yellow		
(55-68) D	Orange	57	
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		

Net energy consumed - higher savings costs

EU Directive 2002/91/EC

England & Wales

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