



Farwell Farm

East Hill, Ottery St Mary, Devon, EX11 1QF

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An exceptional smallholding located in the most idyllic private setting tucked under East Hill Strips. Offering a 5-bedroom thatched farmhouse, stunning 3-bedroom detached holiday cottage, various outbuildings, lake, grounds and simply breath-taking views

- Glorious country setting at the head of a private drive
- Spectacular far reaching westerly views
- Period farmhouse (unlisted) with a wealth of character
- Flexible accommodation (currently divided into two)
- Beautifully presented detached holiday cottage
- Various traditional outbuildings and animal pens
- Modern open front buildings with separate lane access
- Gardens and grounds extending to about 6.7 acres
- Ponds and lake descending through the grounds

Guide Price £1,450,000

SITUATION

Farwell Farm stands in an elevated position, commanding what can only be described as breath-taking views westward over a typical patchwork Devon landscape with the backdrop of Dartmoor in the distance. On a clear day Haytor can be seen some 30 miles to the west and the site plays host to the most incredible sunsets and dramatic skies. Farwell Farm sits in the heart of the countryside with access to hundreds of acres of superb walks and rides, particularly along East Hill Strips which rise to the rear of the property and comprise an exceptionally picturesque stretch of woodland on the ridgeline between the Sid Vale and Otter Valley. It is situated approximately 1.5 miles from the town of Ottery St Mary which boasts all the amenities of a small town including a good range of independent shops, large Sainsbury's store, monthly farmers' market, medical centre, pharmacy, handsome parish church and the 'outstanding' King's secondary school.







The Coast at Sidmouth is located about 5 miles to the south with its promenade and beautiful beaches, range of shops, cafes, prestigious hotels and stunning walks along the World Heritage Jurassic Coast. The busy market town of Honiton lies approximately 5 miles has an excellent range of shops, sports centre, twice weekly market and a mainline rail link to London Waterloo.

The Cathedral City of Exeter lies approximately 18 miles to the south west and has a comprehensive range of shopping facilities including the Princesshay Shopping Centre, theatres, restaurants & food hall and a renowned university, as well as rail links to Bristol (on the express Paddington line) and Waterloo, and international airport. Colyton Grammar, one of England's top mixed schools, is conveniently located about 13 miles to the south-east.

THE PROPERTY

Farwell Farm comprises a handsome period residence which offers a model setup with a good range of outbuildings and shelters and circa 6.7 acres of grounds which are perfect for those seeking a smallholding, or for equestrian use. The land surrounds the house and is currently home to an array of animals which include red and fallow deer, wallabies and a variety of bird life drawn by the lake and ponds which descend through the enclosure. The property also includes The Wheelhouse, a superb detached barn conversion providing high-end holiday accommodation.



The house itself is a traditional thatched farmhouse (not listed) which has origins that date back many centuries. It is unclear when it was built, however features would suggest circa the 16th/17th century. It retains a wealth of character such as several inglenook fireplaces, window seats and exposed timbers. It is currently divided to provide two houses and would appeal to those looking for multi-generation living, or could, with very little alteration, become one house once again.





THE WHEELHOUSE

The Wheelhouse is a stunning 3-bedroom detached holiday let which was converted from a handsome traditional barn in 2019. It gets its name due to an old cart wheel being discovered buried under the floor when the renovations started. It offers superb, modern accommodation which is very comfortable in size. This immaculately presented property is successfully let out with excellent repeat business and great reviews, and provides a very useful income.

GARDENS & GROUNDS

Farwell Farm is approached through impressive gated pillars onto a long private driveway which rises, passing The Wheelhouse, to a large parking area beside the house. Adjacent to this is a detached stone and slate workshop (which could have further conversion potential) and a garage/store. Both of these buildings have PV panels on the roof. To the side of the house is a lean-to store, a brick store and a timber workshop with decked terrace.

The land principally lies to the south where there is a large enclosure with a lake and ponds, along with the animal houses/pens. Further to the south, and with separate lane access, are several large timber open fronted modern outbuildings. The gardens and ground extend to circa 6.67 acres and take advantage of the simply spectacular westerly views.



Approximate Area = 3189 sq ft / 296.2 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF: 975038



DIRECTIONS

From the centre of Ottery St Mary take the road south, proceeding up Tip Hill signposted Wiggaton and Sidmouth. Carry on for approximately a mile, taking the first right hand turning as you enter Wiggaton (just after a long brick wall). Continue straight over the first crossroads. At the next crossroads turn left and the driveway to Farwell Farm will be found after short distance on your right-hand side.

What3Words: upper.tabs.general

SERVICES

Mains electricity with photovoltaic panels. Private water and drainage. Oil-fired heating to the farmhouse and The Wheelhouse with underfloor heating to the ground floor of The Wheelhouse.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Council Tax Band: G.

ENERGY PERFORMANCE CERTIFICATE

Farwell Farm Rating: E.
The Wheelhouse Rating: C.

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