



HUMBERTS



## Lambrook Farm

Ball Lane, Farway, Colyton, Devon. EX24 6DL





# LAMBROOK FARM

Ball Lane | Farway | Colyton | Devon | EX24 6DL

An exceptionally handsome and historic cross passage farmhouse nestled in approaching 12 acres in the glorious Farway Valley. Offering generous accommodation of immense character, equestrian facilities and a 2-bedroom holiday cottage

Honiton and Waterloo line 5 miles | Coast at Sidmouth 8 miles | Colyton 6 miles  
Exeter 21 miles | Bristol Airport 58 miles

## **Lambrook Farm**

Stunning cross passage with flagstone floor and plank and muntin screen  
Heavily beamed sitting room with large inglenook fireplace with wood burner  
Superb dining room with ceiling beams, inglenook and window seats  
Well equipped kitchen with granite work tops  
Contemporary breakfast/garden room with doors to the terrace  
Utility and cloakroom  
Principal Bedroom with en-suite shower room  
Three further bedrooms and family shower room

## **Lambrook Cottage**

Hallway and cloakroom  
Sitting/dining room with kitchen area and porch  
Two bedrooms and bathroom to the first floor

## **Gardens, Grounds & Outbuildings**

Range of traditionally built barns around the cobbled yard and implement store  
Huge workshop, garage and yard with stable block and arena  
Formal gardens with glorious views  
Six principal areas of paddock. In all circa 11.65 acres

Guide Price £1,750,000

## THE PROPERTY

Lambrook Farm is an exceptionally handsome Devon Longhouse which is located in a simply stunning country position in the picturesque and highly desirable Farway Valley. This location offers unrivalled peace and quiet being situated at the head of a long driveway with wonderful views in all directions over the gardens, grounds and adjoining countryside.

The house itself is an ancient Grade II Listed Farmhouse with origins that date from the early to mid-16th century and is traditionally built, principally of local flintstone under a thatched roof (the back portion and ridge has been recently renewed) with a tiled roof rear extension.

The original house is thought to have been a Hall House and it boasts a considerable number of period features. These include the circular stair turret with its Tudor arched doorway, heavily beamed sitting and dining rooms, inglenook fireplaces with Beerstone cheeks, plank and muntin screen, beautifully worn flagstones to the cross passage, and cruck beams to the first floor.

The property in more recent years has been carefully restored and extended and worthy of particular note is the striking, contemporary extension of the kitchen which is constructed of timber and glass with a barrelled ceiling and roof lantern. This brings 21<sup>st</sup> century style to one of the most important living spaces of the property. There have been a number of further improvements including the upgrading of the heating system and the replacement of the family bath/shower room which also brings a contemporary edge to this fascinating farmhouse. The kitchen, sun room, dining room and family bathroom room all benefit from underfloor heating





The accommodation is well laid out and includes a superbly presented 2-bedroom holiday cottage known as Lambrook Cottage. This provides a very useful income and could also provide an annexe/ancillary accommodation for extended family/guests, or be incorporated into the main house should anyone require more space. It is worth noting that planning permission was gained in 2016 (now lapsed—Ref: 16/0142/FUL) to convert part of the games and courtyard store into a further one-bedroom single storey holiday let.

## GARDENS & GROUNDS

Undoubtedly one of Lambrook Farm's main features is its picturesque setting which offers a great deal of seclusion, perfect for those with a love of flora and fauna. It is surrounded by circa 12 acres of glorious grounds and paddocks and has an excellent range of buildings and equestrian facilities including stabling, tack room, yard and riding arena.

The property is approached from the lane over a long private drive which sweeps up to the house and is bordered by a tiny stream. This drive continues to a parking area where there is a large implement store/barn and on to the cottage parking. To the front of the house is a very attractive cobbled courtyard grouped around which are various traditionally built, single storey outbuildings including a several stores, a large games room/gymnasium (measuring approx. 39' x 18") and a workshop.

To the rear of the house are areas of garden laid principally to lawn interspersed with a number of colourful plants and shrubs and a duck pen. There is also a fabulous paved terrace which can be accessed from the contemporary extension and which affords beautiful views over gardens to the paddocks. To the east is a further area of lawned garden which is partly walled and beyond which is a parking area with space for a number of vehicles.











Adjacent to this are a range of buildings which include a very large workshop and car port (on which there is a bank of photovoltaic panels with battery storage) and grouped around a yard is an L- shaped stable block with four boxes and feed and tack room. To the rear of the stable block is an arena measuring approximately 120' x 65'.

The grounds are divided into six principal paddock areas (three with water troughs), one of which is bordered by a tiny stream. In total the grounds extend to approximately 11.65 acres.

### SITUATION

Lambrook Farm is situated in the beautiful Farway Valley in an area designated as being of outstanding natural beauty, between the bustling market town of Honiton and the Regency coastal resort of Sidmouth. It nestles in a sunny, sheltered location enjoying views over its gardens and grounds and the picturesque countryside surrounding it. Farway is a small, scattered village with a strong community and comprises a Primary School, pretty Parish Church and Village Hall.

Honiton lies approximately 5 miles to the north with its range of shops, bank, schools, sports centre/swimming pool and main line rail link to London Waterloo. Colyton Grammar School, one of England's top mixed state grammar schools also lies approximately 5 miles to the south-east.

The Cathedral City of Exeter, lies some 21 miles to the west with the excellent Princesshay Shopping Centre, food hall, theatres, cinemas, main line rail link to London Waterloo and express link to Paddington, M5 access and international airport. Sidmouth, East Devon's premier coastal resort, is some 8 miles distant and is well known for its Regency Gothic architecture. It has a long esplanade, wide pebble (sand at low tide) beaches and is situated on the World Heritage Jurassic Coast.



## DIRECTIONS

From Honiton take the A375 towards Sidmouth. After approximately 2.5 miles turn left at the crossroads by the Hare & House public house, onto the B3174 to Seaton. Take the second turning left off this road to Southleigh and after about 200 yards, turn left to Farway. Continue down this lane (Ball Lane) for about 0.8 mile where the driveway to Lambrook Farm will be found on your left hand side, on a sharp right hand bend.

## SERVICES

Mains water and electricity supplemented by photovoltaic panels with battery storage.  
Oil-fired central heating.  
Private drainage - Recently installed treatment plant.  
Phone line connected.  
Starlink currently provides superfast broadband.

## NOTE

There is a public footpath along the driveway and through two of the fields.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.  
Council Tax Band - Lambrook Farm: F.  
Lambrook Cottage: B.

## ENERGY PERFORMANCE CERTIFICATE

Exempt due to the Grade II Listing.

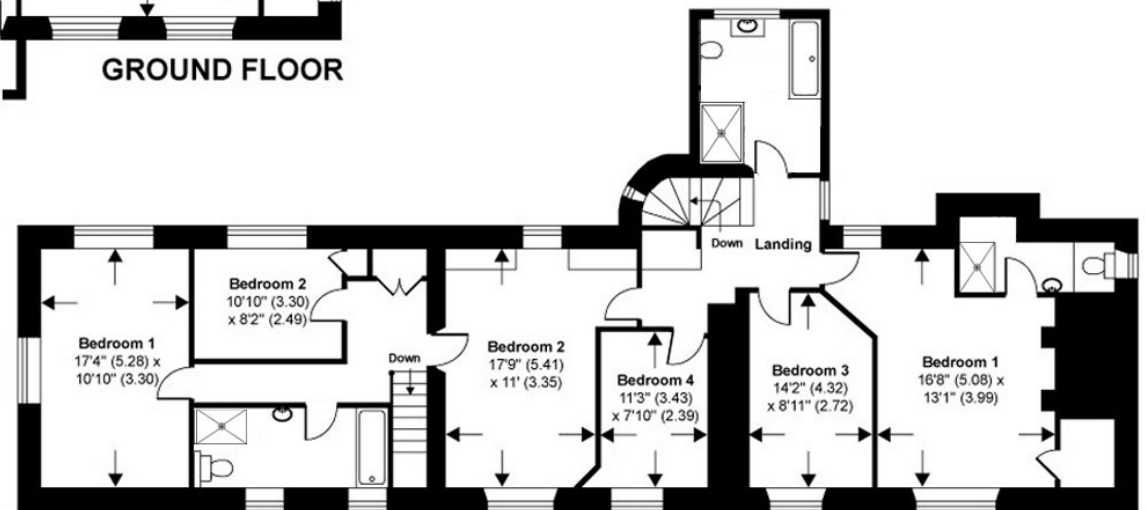
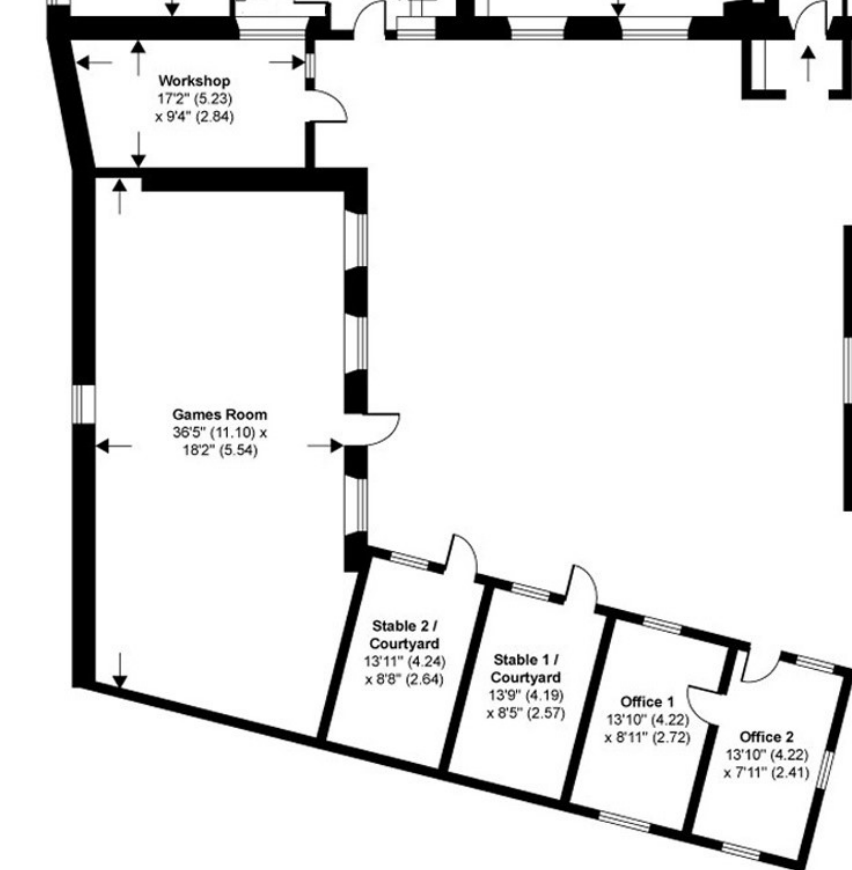
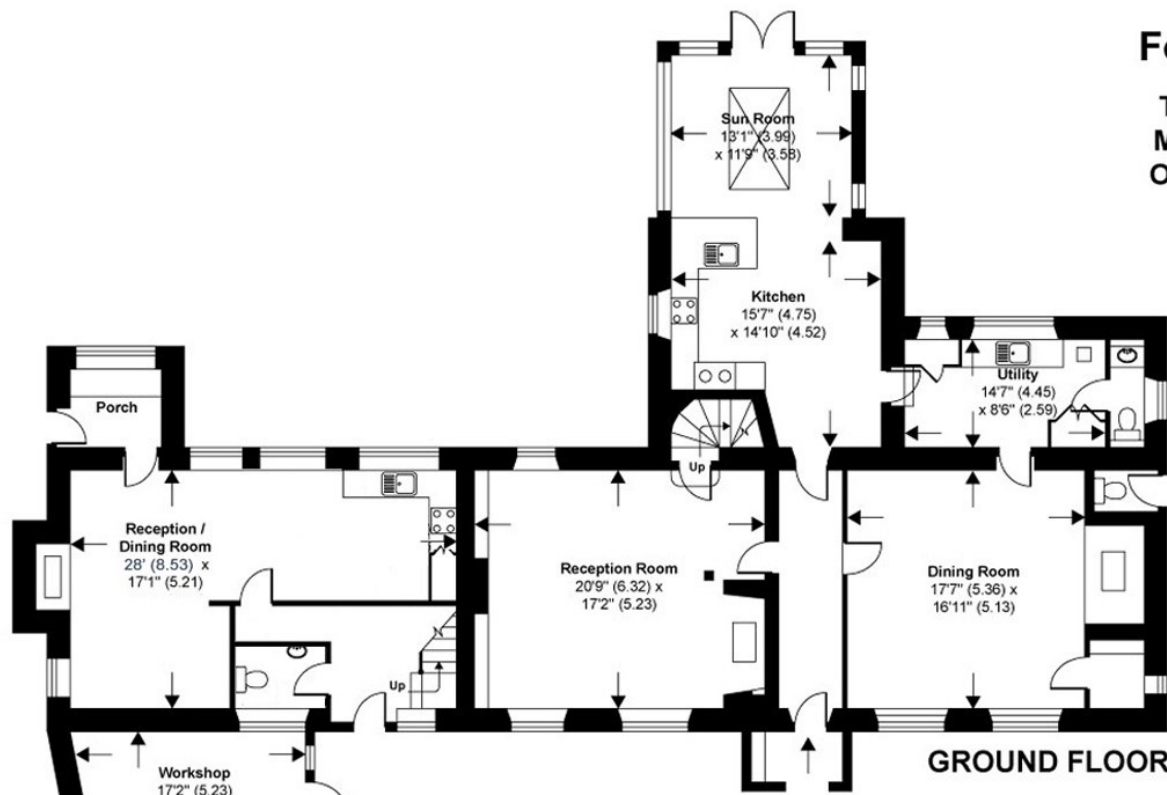


For Identification Purposes Only, Not To Scale.

TOTAL GROSS INTERNAL FLOOR AREA 4909 SQFT / 456 SQM  
MAIN HOUSE INTERNAL FLOOR AREA 3545 SQFT / 329.3 SQM  
OUTBUILDING INTERNAL FLOOR AREA 1364 SQFT / 126.7 SQM

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