



Hooperhayne

Colyton, Devon

A comfortable and spacious Grade II listed country house with cottage, barn, outbuildings and stabling, set in the picturesque Coly Valley in the East Devon National Landscape

Hooperhayne, Colyton, Devon EX24 6SH

Honiton: 5.6 miles, Beer: 6.5 miles, Axminster Station: 6.6 miles (London Waterloo 2 hrs 39 mins), Lyme Regis: 8.4 miles, M5 17 miles, Exeter Airport: 18.4 miles, Exeter: 22 miles

Features:

Drawing room | Dining room | Sitting room | Study | Further reception rooms | Kitchen | Utility | Two hobby rooms | Five bedrooms | Two en suite and two family bathrooms | Four-bedroom cottage with own entrance and garage | Party barn | Further converted barn | Stable block | Two double garages

Established garden | Sunny courtyard | Terraces | Walled garden | Rolling lawns | Paddocks | Pasture | Woodland

About 49.3 acres in all





The property

Dating from the 16th century, Hooperhayne is a welcoming home offering generous light-filled accommodation over two floors. Configured to provide a comfortable and practical living and entertaining environment, the rooms have the amenities of 21st century living whilst retaining original features such as timber beams, traditional fireplaces and mullioned windows.

The property is based on a Devon longhouse, the oldest part of which was built 'between 1520 and 1530' (information in Exeter Library archives). That part of the house comprises three reception rooms, of which the central one is in some ways the heart of the house with attractive moulded beams and an inglenook fireplace. One side of it is the formal dining room and the other is the sitting room, a light dual-aspect room with views and an open fireplace. The upstairs of the original longhouse is configured as three bedrooms and two bathrooms. One bedroom and bathroom has its own staircase, directly up from the dining room below.

In the Victorian era Hooperhayne was significantly enlarged and an impressive south-facing wing was built. In W G Hoskins book 'Devon' (published 1954) he writes of the Colyton parish farms "Some of these farmsteads became 'mansions' in the 16th – 18th cents. and are architecturally interesting, e.g. Hooperhayne which was the home of a small squire, and is very characteristic of its period and status."

This wing gives the house a double-height reception hall with direct access to the south terrace and a large well-proportioned drawing room (once the billiards room) and study with French doors to the east garden, as well as a cloakroom, drinks room and octagonal feature room. Above is an impressive galleried landing, two bedrooms and two bathrooms. All these rooms have a sunny aspect and exceptional views.

Hooperhayne is well laid-out for entertaining, with the kitchen adjacent to the dining room. The high, light-filled kitchen offers plenty of storage in wall and base units and has a central island with Belfast sink, an electric Aga and integrated appliances. The sunroom/conservatory leads off the kitchen to the courtyard with its large suntrap terrace. Next door

is a fitted utility room with WC / shower room adjoining. Leading off it are two large interconnecting hobby or play rooms, each with direct external access to the cobbled yard. Above is a 59ft undeveloped loft space with natural light and exposed beams and great potential.

The property benefits from a detached two-storey cottage which offers further accommodation. Currently arranged as separate apartments with an external staircase, the top-floor comprises an open-plan living area and kitchen, two double bedrooms and a bathroom, while the ground floor provides two further bedrooms, a kitchen and sitting room. The cottage offers opportunities for guest-spillover, multigenerational living or income potential subject to obtaining the necessary consents.

Outside

The property is approached via a cobbled yard that offers ample space for parking and access to the property's outbuildings which include two double garages, stables and stores. The property has rock history as legendary Jethro Tull guitarist Martin Barre bought up his family there until 2007 and he had a recording studio in the large barn across the garden. The south part of that barn has planning permission for conversion into a one-bedroom annexe with decking looking over the garden pond. The large double-height central section with the walled garden one side and parking the other, is a perfect space for entertaining or other use.

The beautiful established gardens consist of rolling lawns bordered by rose-beds and herbaceous borders. There are mature specimen trees including ginkgo, metasequoia and eucalyptus, a pretty garden stream and a tennis court. Below the main lawn is a wild-flower meadow intersected with paths leading down to a pearl-shaped pond, providing a delightful amble in the evening sun.

There are several peaceful seating areas and BBQ spots — all ideal for entertaining, al fresco dining, and enjoying the far-reaching views over the surrounding countryside. The property enjoys approximately 49.3 acres of grounds in total which comprise enclosed pasture, grassy paddocks and areas of woodland which include mature oak trees and are carpeted with flowers in the spring.







Situation

Hooperhayne is situated in a secluded position on a quiet leafy lane, just over a mile from Colyton in the East Devon National Landscape. This popular small town offers a general stores, butcher, post-office, chemist, medical centre, cafes, pubs and a newly-opened boutique hotel. More extensive amenities are available in the market towns of Honiton and Axminster. Approximately 22 miles away the cathedral city of Exeter offers a wide choice of cultural activities and a wealth of good shopping and restaurants. The Jurassic Coast World Heritage Site, offering a dramatic coastline and lovely beaches, is less than 7 miles away to the south. Beer has a popular sailing club while the fishing town of Lyme Regis, with its literary and artistic connections, historic Cobb harbour and first class restaurants, is about 8 miles away. There is an abundance of riding, cycling and walking activities to enjoy, including the South West Coast Path and the East Devon Way.

For such a quiet rural area, communication links are excellent. Trains operate from Axminster to London Waterloo and Taunton to London Paddington while the A30, M5, A35 and A303 provide very convenient road connections. Exeter Airport provides an ever-increasing number of domestic and international flights. Well regarded independent and state schools for all school ages in the region include The Woodroffe in Lyme Regis, Colyton Grammar, Exeter School and The Maynard. Somerset also has good schools in Perrott Hill, King's College, Taunton, Wellington, Blundell's and many others.





Directions

what3words: ///lunching.kipper.nipping

General Information

Local Authority: East Devon District Council

Council Tax: Band H

Services: Mains electricity. Mains and private water. Private drainage (compliance with current regulations not warranted).

Oil-fired central heating.

Tenure: Freehold

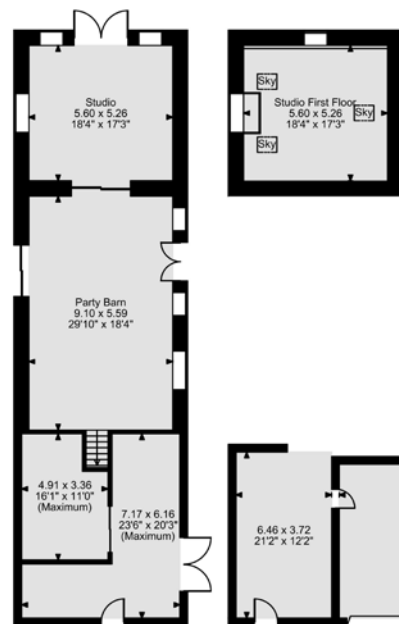
Planning: 24/0738/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile and broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

EPC rating: F (main house) E (cottage)

Guide Price: £3,500,000



Garages internal area 1,058 sq ft (98 sq m)
Studio/Party Barns Area internal area 1,703 sq ft (158 sq m)
Stables and Stores internal area 1,571 sq ft (146 sq m)
Total internal area 4,332 sq ft (402 sq m)



Main house internal area 7,703 sq ft (716 sq m)

Cottage internal area 1,568 sq ft (146 sq m)

Total internal area 9,271 sq ft (861 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8644675/SS

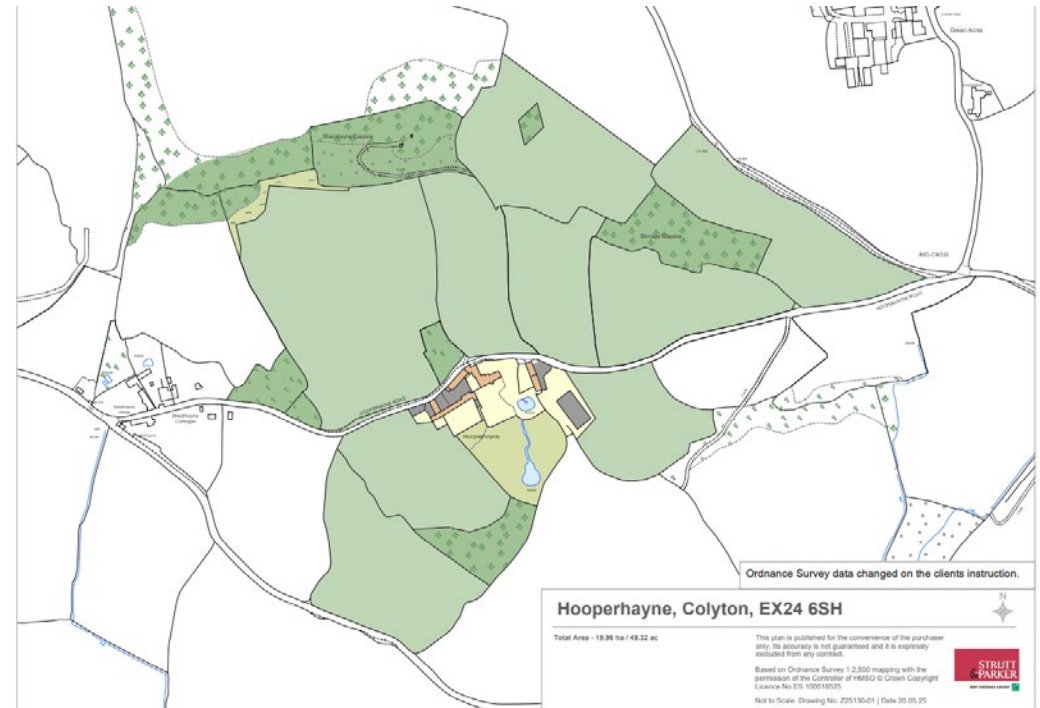
Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Exeter
24 Southernhay West, Exeter, Devon EX1 1PR
01392 215631
exeter@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT & PARKER