

Boycombe Farm
Farway, Colyton



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Exceptional Grade II* listed former manor house with two detached dwellings, extensive outbuildings and approximately 42.5 acres of stunning grounds situated within the heart of the East Devon National Landscape

Boycombe Farm is a remarkable country estate comprising an elegant manor house, two independent cottages and an impressive collection of traditional outbuildings, all set amidst beautiful rolling countryside in East Devon. Dating from the late 16th century, the manor house underwent an extensive refurbishment in 2015, resulting in a beautifully presented three-bedroom home which effortlessly blends historic character with refined contemporary finishes. The two cottages also underwent extensive refurbishment in 2015 with works including full rewiring and replumbing with both cottages also being reroofed.

The property

The house features flint-rubble and stone-dressed elevations, together with arched stone-mullioned windows. Inside there are exposed timber beams, original architectural details and impressive inglenook fireplaces formed by the externally built Beerstone chimneys. The accommodation includes two generous ground-floor reception rooms, with both the sitting room and dining room displaying intricate beam work. Both rooms have woodburning stoves installed in their fireplaces, There is also a stylish contemporary kitchen featuring shaker-style cabinetry, a range cooker and a breakfast bar, while the utility room provides additional storage and appliance space. A cloakroom completes the ground floor accommodation.

On the first floor are three well-appointed bedrooms, including a superb principal suite with a vaulted ceiling, dual-aspect outlook and en-suite shower room. A contemporary family bathroom with a freestanding bath serves the remaining bedrooms. Throughout the house, rooms enjoy far-reaching views across the grounds and the surrounding countryside.

The property also benefits from excellent ancillary accommodation in the form of two self-contained cottages, one currently occupied by long-term tenants. These versatile dwellings offer potential for multigenerational living, guest accommodation or income generation. The first detached cottage [a former cider house] comprises a living room with woodburner in a large inglenook style fireplace, a fully equipped kitchen, two bedrooms, a bathroom and a shower room. The second cottage [a former single storey barn] is arranged on ground floor level and includes an open-plan vaulted living room and kitchen, large double bedroom and a bathroom with shower. Both cottages enjoy their own grounds.

Extending to approximately 42.5 acres, the grounds are a particular highlight of the property, offering exceptional privacy and breathtaking views over the Coly Valley. Beautifully established gardens surround the manor house and are framed by mature specimen trees. Beyond lie rolling meadows, paddocks suitable for grazing and areas of established woodland planted by the current owners. In spring, the woodland floor is transformed by carpets of bluebells, with picturesque walking trails winding through the grounds. A tranquil wildlife pond and a Charles Britton sand school further enhance the appeal of the property.

3,684 sq ft (342 sq m) | Freehold

Two reception rooms | Three bedrooms | Two bathrooms

Two-bedroom cottage | One-bedroom cottage

Substantial outbuildings totalling 6,708 sq ft | Equestrian facilities

Landscaped gardens | Paddocks | Woodland | Pond

Approximately 42.5 acres

Guide price £2,750,000



A traditional courtyard forms the centrepiece of the extensive outbuildings, which include a substantial barn, stabling and several storage buildings all with power connected. There is also a charming wooden outbuilding currently used as a summer house, complete with a log burner as well as a large agricultural barn with power and water connected. Subject to the necessary consents, the outbuildings could offer further development potential.

Location

The property lies in the village of Farway, a collection of small hamlets set amid the unspoilt countryside of the East Devon National Landscape, in the tranquil Coly Valley. The village has a thriving community centred around its Norman church, primary school and village hall while the nearby town of Colyton offers a general store, butcher, post-office, chemist, medical centre, cafés and pubs. More extensive amenities are available in the market towns of Honiton and Axminster. 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. The regional city of Exeter lies within easy reach, offering extensive shopping, cultural, and educational facilities. Communications are excellent, with the A30 and A35 providing swift road access to Exeter and the M5, while mainline rail services from Honiton and Axminster connect directly to London Waterloo. Exeter Airport is also close by, offering an ever increasing number of flights to international and domestic destinations.

General

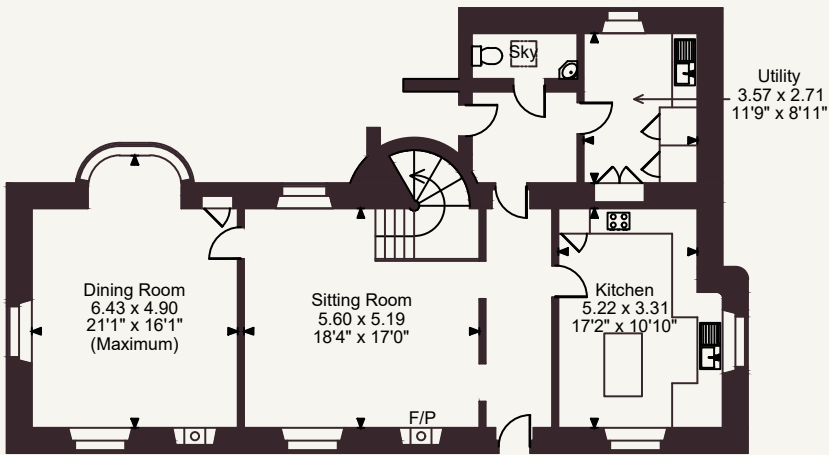
Local Authority: East Devon Council
Services: Mains electricity, and gas. Private water. Private drainage which we are currently investigating whether or not is compliant with current regulations. Oil-fired central heating.
Council Tax: Band F. Cottages: Band B
EPC Rating: E. Cottages Rating E.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



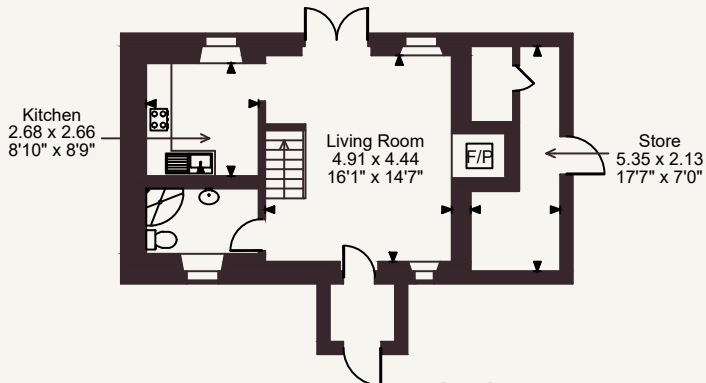


Boycombe Farm Farway, Colyton

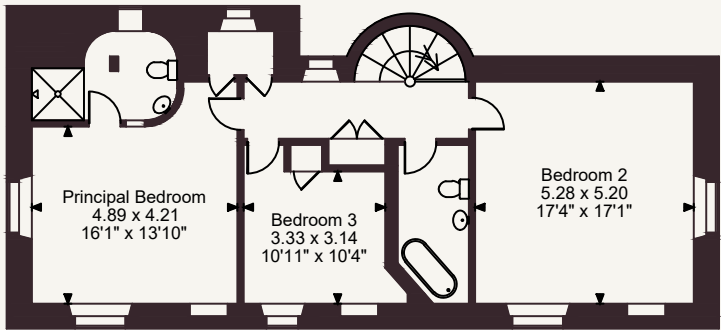
- Main House internal area 2,147 sq ft (200 sq m)
- Garage internal area 372 sq ft (35 sq m)
- Cottage 1 internal area 963 sq ft (89 sq m)
- Cottage 2 internal area 574 sq ft (53 sq m)
- Outbuilding internal area 3,275 sq ft (304 sq m)
- Barn internal area 3,061 sq ft (284 sq m)
- Total internal area 10,392 sq ft (966 sq m)



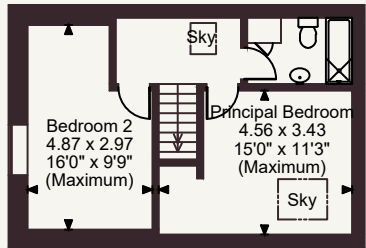
Ground Floor



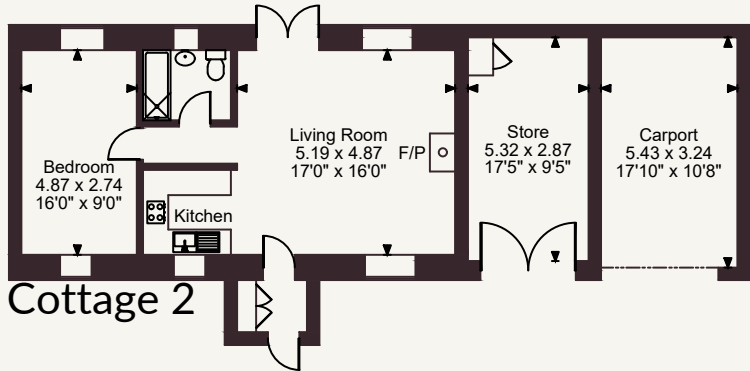
Cottage 1 Ground Floor



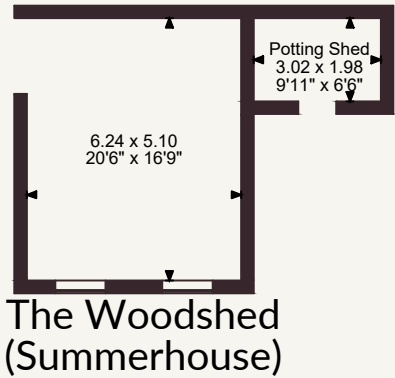
First Floor



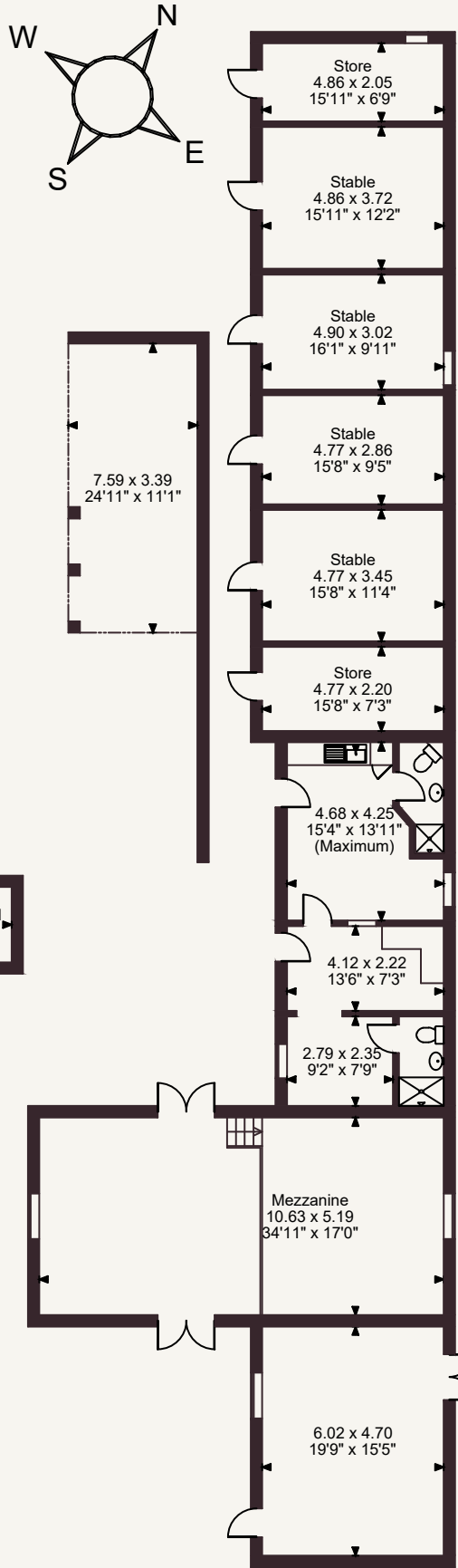
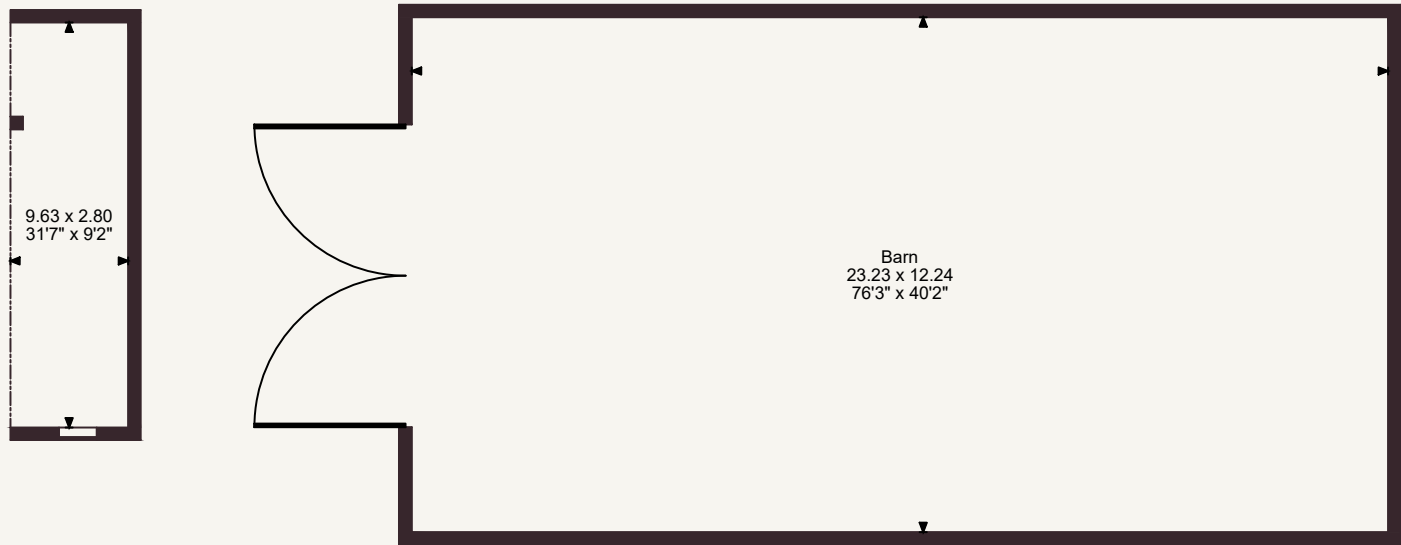
Cottage 1 First Floor



Cottage 2



The Woodshed (Summerhouse)



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