

Tara Springs,
Northleigh, Colyton



Strutt
& Parker

Land and property. Since 1885.



**5 reception rooms | 6 bedrooms | 4 bathrooms | Outbuildings
12.2 acres | Freehold | Rural | 4,523 sq ft**

Guide price £1,500,000



A charming thatched farmhouse with a cottage, outbuildings and approximately 12.2 acres, set in an idyllic position in the East Devon National Landscape.

Believed to originate in the 17th century, Tara Springs is a beautiful unlisted country residence set within an idyllic south-facing valley. Surrounded by scenic countryside, the property also includes a separate cottage and a range of outbuildings that offer scope for further development, subject to the appropriate permissions. While enjoying a peaceful rural setting, it remains well connected, with easy access to Honiton, Colyton, the coastline, Exeter, and a selection of highly regarded schools.

The property

The house combines a wealth of characterful period features with later additions, providing over 3,300 sq ft of flexible and well-appointed accommodation arranged across two light-filled floors. Renovated between 2007-2009, the property is entered via a charming timber-framed porch, leading to three well-proportioned reception rooms on the ground floor. These include an elegant sitting room with a fireplace and wood-burning stove and double French doors that open onto the garden; a dining room with an inglenook fireplace; and a study. The kitchen/breakfast room together with the adjoining garden room forms the heart of the home. The kitchen is fitted with an extensive range of units, complemented by granite work surfaces, a central island and double French doors that open onto the garden. Flowing seamlessly from the kitchen, the vaulted garden room is a particular highlight of the property. This impressive, light-filled space serves as an excellent dining and living area, featuring exposed stonework and double French doors that open directly onto a terrace, which is ideal for al fresco dining and entertaining. A separate pantry, utility room and cloakroom complete the ground floor.

On the first floor there are five well-proportioned bedrooms, including the generous principal bedroom which has an en suite bathroom. A second bedroom also benefits from en suite facilities, while the remaining bedrooms are served by a family bathroom.







The Cottage

The detached, self-contained cottage provides excellent ancillary accommodation. It comprises a spacious kitchen/dining room leading into a triple-aspect sitting room, a generous bedroom with built-in storage, a cloakroom and a bathroom. An external staircase gives access to a large loft space while the cottage also benefits from its own private access and parking.

Outside

The property is approached via a private driveway, opening onto a generous gravelled forecourt that provides ample parking space. The house sits comfortably within its plot, enjoying a high degree of privacy and wonderful views over the surrounding countryside. The attractive grounds include a mix of formal and informal gardens, which include areas of rolling lawns, an orchard with a variety of fruit trees and pond attracting a variety of wildlife and fauna. To the north of the house there are two paddocks divided by a gently meandering stream, providing ideal space for equestrian use or grazing livestock. Both fields benefit from access to the lane and garden. In all, the property enjoys approximately 12.2 acres.

Also within the grounds are two substantial outbuildings that were renovated in 2018, offering a variety of potential uses including workshops, car storage, home offices or possible conversion (subject to the necessary consents). These are situated to the west of the main house and are accessed from a separate drive.

Location

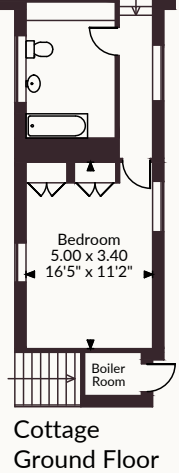
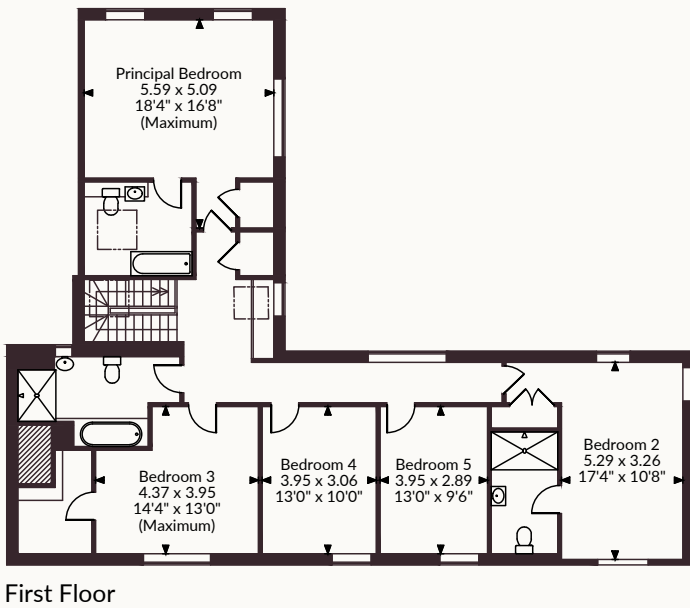
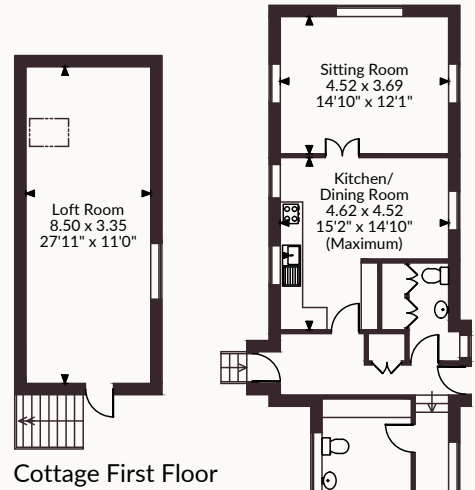
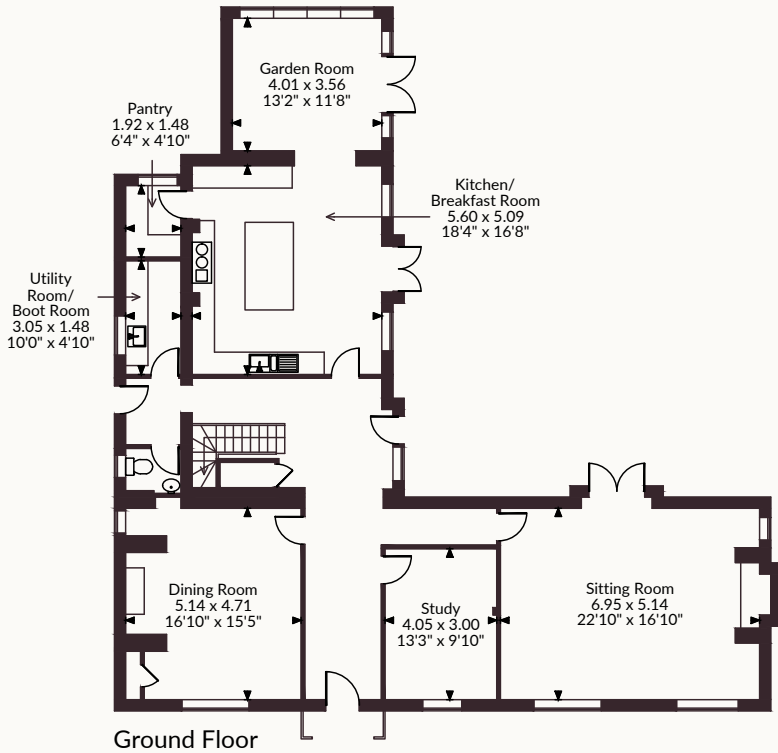
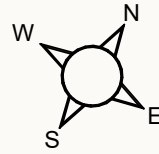
Tara Springs is set in the tranquil East Devon countryside, just outside Colyton. This popular small town offers a general store, butcher, post-office, chemist, medical centre, cafés and pubs. More extensive amenities are available in the market towns of Honiton and Axminster.

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.

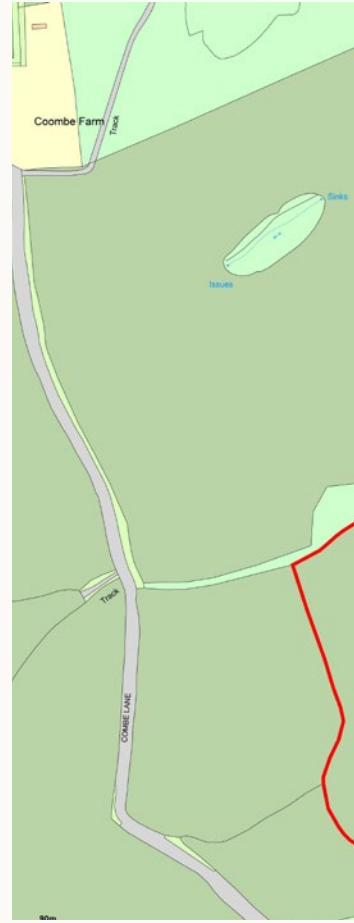




Tara Springs Northleigh, Colyton
 Main House internal area 3,324 sq ft (309 sq m)
 Cottage internal area 1,199 sq ft (111 sq m)
 Total internal area 4,523 sq ft (420 sq m)
 Quoted Area Excludes 'External Boiler Room'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8673252/SS





General

EPC rating: House: D. Cottage: C

Local Authority: East Devon

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating. Fibre broadband is connected to house, cottage and outbuildings. Three-phase electrics in agricultural building. Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: House Band G. Cottage Band C

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

Tenure: Freehold



Strutt & Parker Exeter

24 Southernhay W, Exeter EX1 1PR

01392 914200 | exeter@struttandparker.com

 @struttandparker [struttandparker.com](https://www.struttandparker.com)

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken March 2026. Particulars prepared April 2026.



Strutt
& Parker

Land and property. Since 1885.