



Higher Tale Farm

Payhembury, Honiton, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An impressive and characterful country house offering versatile accommodation, substantial outbuildings and approx. 15 acres

Enjoyed by the current owners for over 20 years, Higher Tale Farm provides a spacious and substantial country home as part of a 15-acre organic registered smallholding. The flexible, light filled living accommodation, provides potential for multi-generational living, income generation or as a single dwelling. In addition, the south facing land, barns and sand school suit a variety of potential uses.



6 RECEPTION ROOMS



6-8 BEDROOMS



6 BATHROOMS



SUBSTANTIAL OUTBUILDINGS



15 ACRES



FREEHOLD



RURAL



5,668 SQ FT



**ASKING PRICE
£1,950,000**



The property

Located within the hamlet of Higher Tale, part of the desirable parish of Payhembury, the property has a lovely situation offering a sense of privacy within this small community. Payhembury itself is a thriving village with a highly regarded country pub, community shop and popular primary school. The cathedral and university city of Exeter is easily accessible from this central part of East Devon and, as the regional commercial and cultural centre, offers well regarded schools, airport and fast train links to London, Bristol and the Midlands.

The property consists of over 5,600 sq ft of living accommodation which can be enjoyed as one, or divided into two separate living spaces as it incorporates an architect design converted adjacent lynchay. This would make it ideal for multi-generation living or it could also be used for income generation (subject to the necessary consents) as it has been carefully designed to provide each part of the property with their own privacy if desired.

A striking modern entrance leads to the inner hall of the period house, off which is the spacious kitchen/breakfast room which has a triple aspect, providing connecting views to the outside. The kitchen includes an Aga, a double Belfast sink, bespoke units and cupboards. There is generous space for a large breakfast table, and a separate larder and utility room provide for home storage and appliances.

The inner hall leads through to a light filled dining or formal sitting room with a lovely fireplace and original detailing including picture rail, shutters and chamfered beams. Beyond this room is a large hall with a modern oak screen and a 19C staircase to the first floor. Doors provide access to the delightful front and rear gardens.

Next is a characterful 28ft long drawing room which is a lovely cosy space for winter evenings or for entertaining which has exposed chamfered beams, a large inglenook fireplace fitted with a log burning stove, and dual aspect windows to the garden.







Upstairs there is a bright corridor that connects the five bedrooms (two of which are ensuite, and one with a vaulted ceiling), a dressing room and a family bathroom. All the rooms are bathed in light and provide views of the gardens on either side. Bedroom five connects the main house to the linyhay if the owner wishes to connect the two spaces.

The conversion of the linyhay provides additional living accommodation in a thoroughly modern but sympathetic style and retains characterful features throughout. Here extensive glass gives generous amounts of light airy spaces accentuated by vaulted ceilings upstairs. This part of the house has separate entrances from the gardens and a sitting room with an inglenook fireplace and woodburning stove and glass sliding doors. A bespoke country style kitchen provides an open dining area again with direct access to the outside. Upstairs, the galleried landing leads to a main bedroom with en-suite and dressing area, a second bedroom with a snug en-suite and an office/ third bedroom (which connects to the main house).



Outside

After more than 20 years of organic management, certified by the Biodynamic Association UK, the 15 acres of land has been carefully nurtured to support thriving biodiversity. Today it's home to dragonflies, dung beetles, swallows, woodpeckers, newts, slow worms, hedgehogs, and more. A living example of what long-term organic care can restore. The property has a history of mixed farming and apple orchards and currently provides equine facilities that include a sand school. The land is currently divided into four fields that extend down a gentle south facing slope.

A private gravel driveway discreetly leads round the barns to a large, gravelled area for parking. The house and buildings are centred around a sizeable courtyard, currently laid to lawn, with gravelled paths and providing access to a cob barn, garage/ workshop and former stables. The agricultural barns are versatile and could have a variety of uses including storage, livestock housing, stabling or workshops. There is also a secondary concrete yard with its own access to the lane if required. Beautifully established gardens surround the house, with well-maintained lawns, a productive vegetable garden, wildlife pond, polytunnel and patio areas that offer excellent space for al fresco dining.

Distances

- Feniton Station 3.1 miles
- Whimble Staion 4.3 miles
- Ottery St. Mary 5.0 miles
- Honiton 7.5 miles
- Exeter Airport 10 miles
- Exeter 13 miles

Nearby Schools

- Blundell's School (Note, Higher Tale Farm is eligible for local resident fee reduction)
- Exeter School
- The Maynard School
- Exeter College (Ofsted rated outstanding)
- Payhembury Church of England Primary School
- The King's School, Ottery St Mary
- Colyton Grammar



An array of mature specimen trees borders the gardens providing a high degree of privacy. To the south side of the house there are a selection of fruit trees which provide an abundance of apples that the current owners have enjoyed harvesting and pressing over the years.

Location

The property is in the small hamlet of Higher Tale, between the towns of Exeter and Honiton and surrounded by beautiful rolling countryside. The nearby villages of Talaton and Payhembury offer several everyday amenities, including community shops, local pubs and village halls while Payhembury also has a primary school. Further amenities are available at the nearby villages of Feniton and Whimble. Five miles away is the popular town of Ottery St. Mary which has several shops and amenities, as well as the outstanding-rated King's School. Exeter is 13 miles to the southwest, with its vibrant centre and excellent shopping and leisure facilities. The property is also 13 miles from the World Heritage Jurassic Coast which covers 95 miles of beautiful coastline and beaches.

Feniton and Whimble both offer mainline stations with direct services to London Waterloo and Exeter St. David's. Tiverton Parkway Station is also a convenient station for Bristol (45mins), Paddington (2 hours) and stations on the Cross Country network. The hamlet offers good road links, with the A30 just four miles away and the M5 Junction at Cullompton just 6 miles away. Exeter Airport offers an ever increasing number of flights to domestic and international destinations.





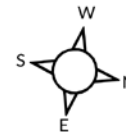








Higher Tale Farm, Honiton
 Main House internal area 5,668 sq ft (527 sq m)
 Outbuilding internal area 9,524 sq ft (885 sq m)
 Total internal area 15,192 sq ft (1,411 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Directions

EX14 3HJ

what3words: ///nightfall.sweeten.lifts - brings you to the property

General

Local Authority: East Devon District Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: E
Right of Way: There is agricultural access across the field and track. Further information is available from the vendors agent.
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

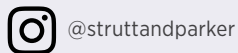
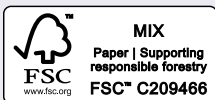
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