



# Higher Tale Farm

Payhembury, Honiton, Devon

## An impressive and characterful farmhouse offering versatile accommodation, substantial outbuildings and approx. 15 acres

A substantial, unlisted farm property with a sprawling farmhouse, a range of outbuildings, equestrian facilities and expansive grounds extending to approximately 15 acres. Located in the quiet, idyllic hamlet of Higher Tale, the property is conveniently positioned for access to both Exeter and Honiton.



**6 RECEPTION ROOMS**



**7 BEDROOMS**



**6 BATHROOMS**



**SUBSTANTIAL OUTBUILDINGS**



**15 ACRES**



**FREEHOLD**



**RURAL**



**5,668 SQ FT**



**OFFERS IN EXCESS OF £2,000,000**



### The property

Higher Tale Farm offers more than 5,600 square feet of beautifully presented living space, currently configured to provide seven bedrooms and six reception rooms. The property offers the flexibility to be divided into two separate dwellings if desired offering excellent opportunities for multi-generational living or income potential subject to obtaining the necessary consents. The farmhouse offers a wealth of characterful features throughout the property which include exposed timber beams and original fireplaces alongside more modern additions.

On the ground floor, the property offers four well-appointed and flexible reception rooms. The west wing provides a formal dining room, which also acts a reception hall and leads to the drawing room and sitting room. The 28ft drawing room features exposed beams overhead and an original fireplace, fitted with a log burner as well as dual aspect allowing for plenty of natural light. The sitting room also features an original fireplace. Adjoining the sitting room is the generous, open-plan kitchen and breakfast room which features terracotta floor tiles, an Aga, a double Belfast sink, bespoke units and space for a breakfast table, with the

adjoining larder and utility room providing extra space for home storage and appliances. The east wing has its own private entrance and a spacious reception hall with full-height windows and a glass front door. Off the reception hall there is a spacious, sunny sitting room with sliding glass doors to the front and rear and a fireplace fitted with a stove, while to the other side of the hall there is an L-shaped, open-plan kitchen and dining room. The kitchen has bespoke fitted units, wooden worktops and integrated appliances by Bosch and AEG, with the dining area providing space for a large family dining table. Both wings provide ground floor shower rooms.

Upstairs, the two wings are connected by a home office. On the west side there are five well-presented bedrooms, two of which are en suite. This area also offers a family bathroom and a studio with a large skylight, welcoming plenty of natural light. In the east wing, the galleried landing has a long skylight flooding the upper level with natural light, while there are two double bedrooms, both of which are en suite. These include the principal bedroom which has a dressing area and en suite shower room.







## Outside

The grounds are a particular highlight, extending to 15 acres and offering exceptional views across the surrounding East Devon countryside. Beautifully established gardens surround the farmhouse, with well-maintained lawns, a productive vegetable garden and patio areas that offer excellent space for al fresco dining. An array of mature specimen trees border the gardens providing a high degree of privacy. Beyond the gardens there are fenced paddocks providing ideal space for equestrian use or grazing livestock while a fenced sand school lies alongside the drive. Further equestrian and livestock facilities are offered within the extensive outbuildings which include stabling, a workshop and storage areas. At the entrance to the property, the driveway leads to both the house and outbuildings, providing plenty of parking space for several vehicles.

## 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.



## 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





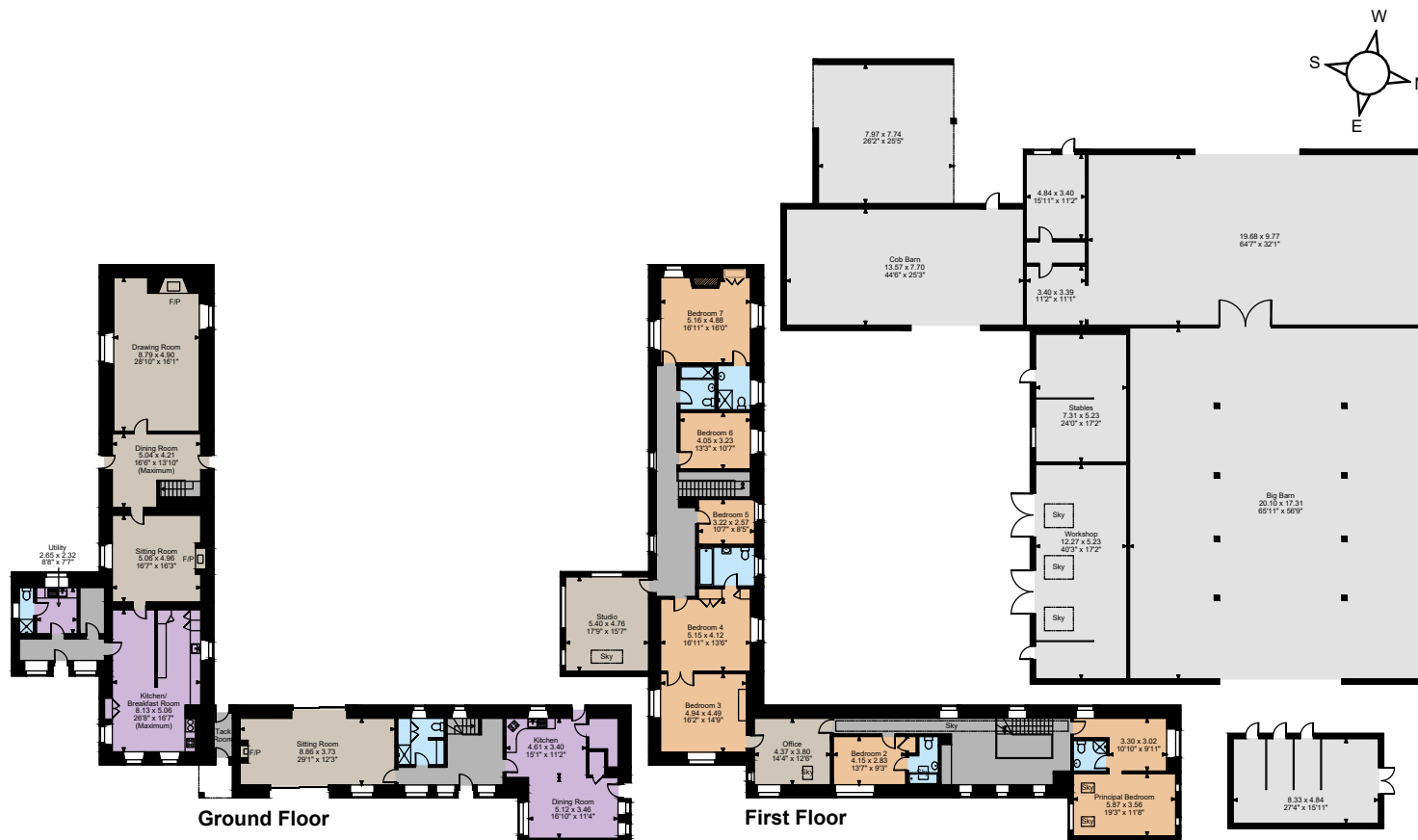












The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

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 identification purposes only.

## 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

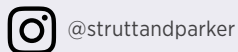
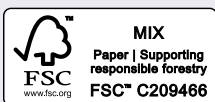
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