



Thorn Farm
Salcombe Regis

Strutt
& Parker

Land and property. Since 1885.

A deceptively spacious Grade II listed farmhouse with ancillary accommodation, several outbuildings and beautiful country gardens of approximately 1.2 acres, in a coastal East Devon village setting

The property

Much larger than first impressions suggest, this deceptively spacious farmhouse offers generous and versatile accommodation that must be viewed to be fully appreciated. Dating from 1633, with origins believed to feature in the Domesday Book, the property offers a wealth of original details throughout including a rare priest hole that offers a glimpse into its fascinating past. The property is set in an idyllic village location, moments from the rugged Jurassic Coast and surrounded by beautiful established gardens of approximately 1.2 acres. The accommodation extends to 3,570 sq ft, comprising a generous four-bedroom house and a self-contained two bedroom annexe, alongside several useful outbuildings.

The ground floor accommodation offers four flexible reception rooms, including the generous drawing room which features exposed timber beams, a brick-built fireplace and a dual aspect welcoming plenty of natural light. There is also a dining hall with Beer Quarry flagstone flooring and a fireplace as well as a welcoming sitting room and a cosy family room. Additionally, the ground floor has a well-equipped kitchen with bespoke wooden units complimented by granite worktops, a central island with a breakfast bar, integrated appliances and a 4 oven Aga. A utility provides further useful space for household storage and appliances with the ground floor accommodation completed by a cloakroom. The first floor can be accessed via two separate stairways with one showcasing an impressive original staircase. On this floor there are four beautifully appointed bedrooms, including the generous dual aspect principal bedroom which features built in storage. Two of the bedrooms benefit from en suite shower rooms, while another has its own WC. The first floor also has a family bathroom. The annexe adjoins the main house but also benefits from its own private entrance. Across two levels, the accommodation comprises a sitting room, an open-plan kitchen and sitting area, two double bedrooms (one on a mezzanine level) and a bathroom, as well as a loft store.



The annexe also has its own private driveway with space for up to three cars, as well as a fenced garden and an enclosed courtyard garden. This versatile space is currently used as an art studio but offers excellent opportunities for multi-generational or income potential subject to consents.

Outside

Outside there are enchanting country gardens that feature a wealth of colourful flowering perennials. The gardens have several different areas and include two sunny patio areas, one with a pergola, a central paved courtyard, an apple and pear orchard, as well as undulating lawns and an upper grassy meadow, bordered by mature trees and established hedgerows providing a high degree of privacy. Access for vehicles is via a tarmac driveway, which leads to a parking area with space for several cars as well as to the detached outbuildings that comprises a garage, workshop and stores.

Location

The property is in the small village of Salcombe Regis, just moments from the stunning Jurassic Coast, with its dramatic cliffs and miles of beaches, and set amidst the beautiful rolling countryside of the East Devon National Landscape. The village is just two miles from the vibrant and bustling seaside town of Sidmouth, which boasts plenty of shops, restaurants and cafés, plus excellent leisure facilities, including sailing and golf at Sidmouth Golf Club. The town has a thriving community hosting local classes and events such as the popular Sidmouth Folk Festival and Sidmouth Jazz and Blues Festival. The vibrant and historic city of Exeter, approx. 15 miles away, boasts great business facilities together with open air markets, restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities. Schooling in the area is excellent. There is the independent St. John's School in Sidmouth, the outstanding-rated King's School in Ottery St. Mary, Colyton Grammar School and slightly further afield, Exeter School and The Maynard. Nearby communication links include the A3052 (connects to the M5) and the A375 (connects to the A30). Honiton train station provides regular services to Exeter and London Waterloo. Exeter airport offers a number of international and domestic flights. Postcode region: EX10

General

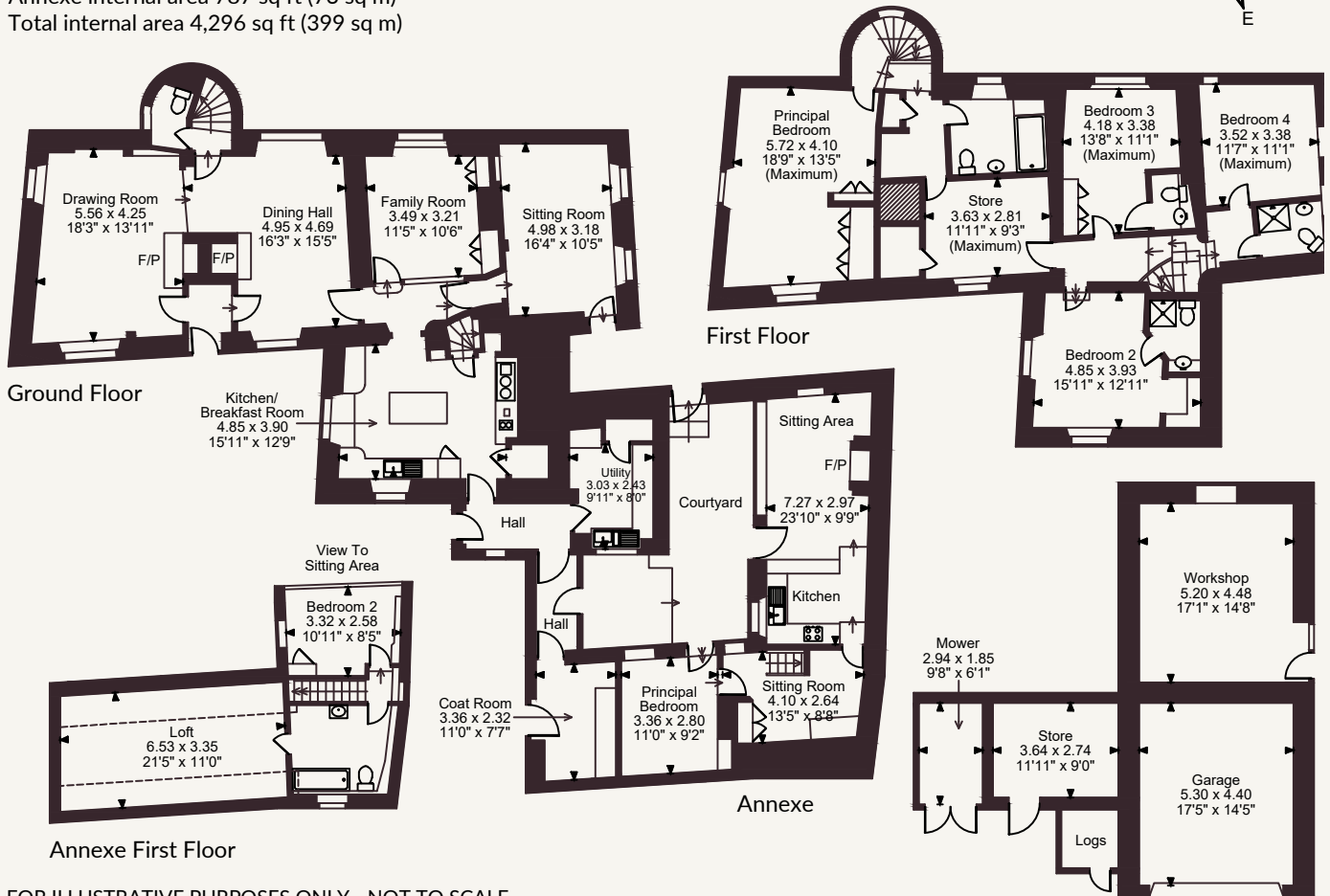
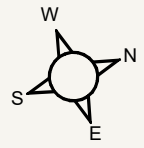
Local Authority: East Devon Council
 Services: Mains electricity, water and drainage. LPG gas
 Council Tax: Band G. Annexe: Band B
 EPC Rating: E. Annexe EPC Rating: F
 Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not. Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



3,570 sq ft (332 sq m)
4 reception rooms | 4 bedrooms
3 bathrooms | Self-contained two-bedroom annexe | Outbuilding with garage, workshop and stores
Beautiful established gardens
Approximately 1.2 acres
Freehold | Coastal village

Guide price £1,450,000

Thorn Farm Salcombe Regis, Sidmouth
 Main House internal area 2,783 sq ft (259 sq m)
 Garage internal area 256 sq ft (24 sq m)
 Store, Mower and Workshop internal area 470 sq ft (44 sq m)
 Annexe internal area 787 sq ft (73 sq m)
 Total internal area 4,296 sq ft (399 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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