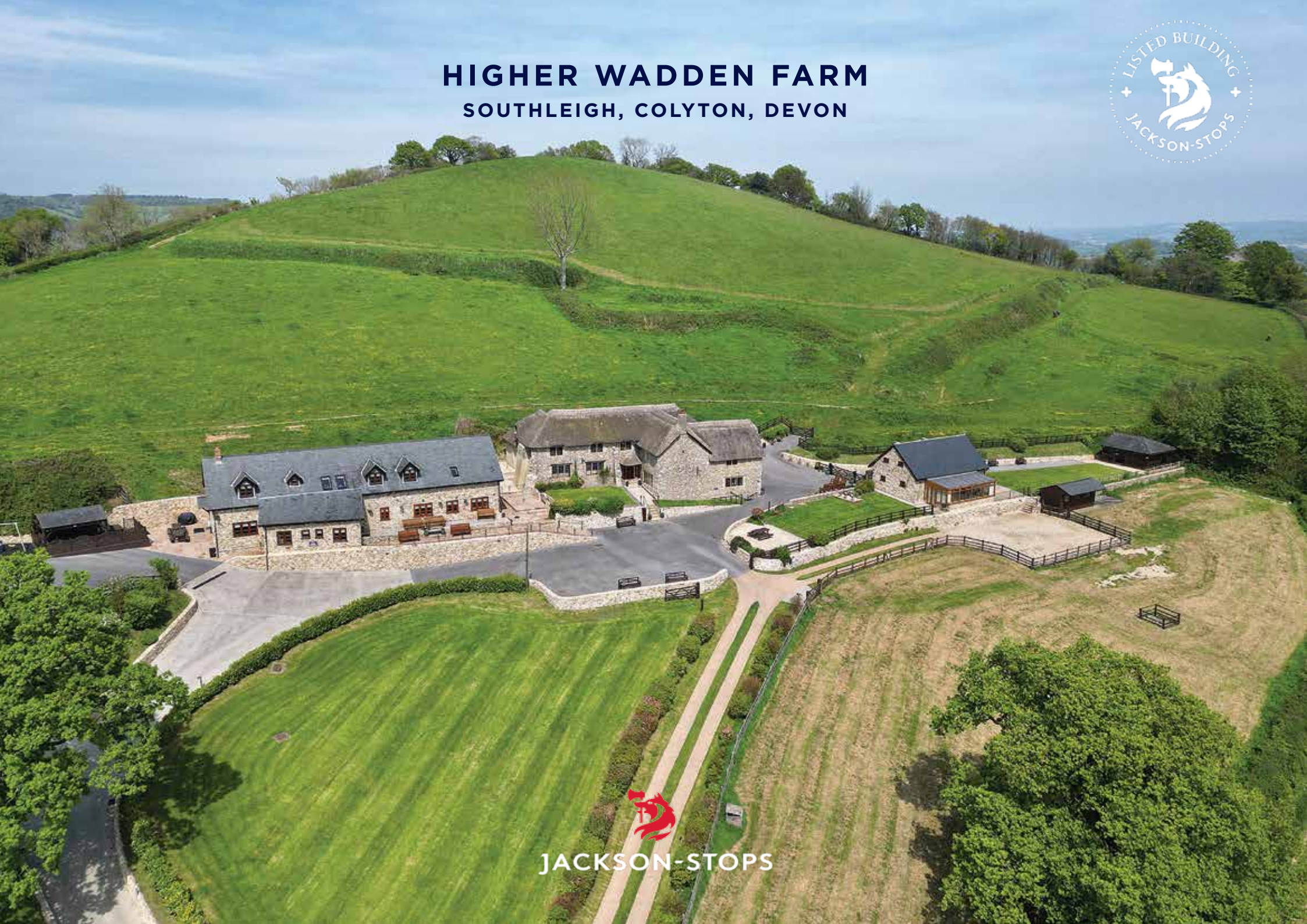
HIGHER WADDEN FARM

SOUTHLEIGH, COLYTON, DEVON



JACKSON-STOPS



HIGHER WADDEN FARM
SOUTHLEIGH, COLYTON, DEVON

Exceptional south facing Grade II listed farmhouse with two superb cottages, enjoying 13 acres of rolling East Devon countryside with uninterrupted panoramic views.



DISTANCES (approximate)

HONITON TRAIN STATION 7.5 MILES

BEER BEACH 4.8 MILES

EXETER 21 MILES

SUMMARY OF ACCOMMODATION

HIGHER WADDEN FARM

Ground Floor

• Boot room • Entrance hall • Farmhouse kitchen
• Dining room • Snug • Sitting room • Family room
• Cloakroom

First Floor

• Principal bedroom with en suite
• Three further bedrooms • Bathroom
• Mezzanine study area

THE BARN

Ground Floor

• Outstanding open plan sitting/dining room
• Kitchen area • Games room • Family room
• Cloakroom • Bedroom with en suite

First Floor

• Generous landing • Five bedrooms all with en suites

HISCOX COTTAGE

Ground Floor

• Open plan kitchen/sitting/dining room • Conservatory
• Bedroom • Shower room

First Floor

• Large bedroom with a balcony • En suite bathroom

LOCATION

Higher Wadden Farm sits in a beautiful, elevated position, enjoying the most incredible and uninterrupted rural views across the surrounding East Devon countryside. Its setting is one of exceptional tranquillity, with rolling landscapes in every direction.

Southleigh is a much sought after and charming village positioned within an Area of Outstanding Natural Beauty, encompassed by gently undulating countryside. Steeped in history, this picturesque parish is home to the Iron Age hill fort, Blackberry Castle, built during the 4th century BC and now surrounded by bluebell stocked woodlands that create a spectacular seasonal display. The village itself benefits from a parish church and a village hall, and lies approximately 2.5 miles from the nearby market town of Colyton. Colyton provides a thriving community with a range of amenities including independent shops and stores, a chemist, medical centre, library, public houses, and the highly regarded Colyton Grammar School located in nearby Colyford. The larger towns of Honiton and Axminster lie approximately 6 and 7 miles away respectively.

Southleigh is positioned almost equidistant between two renowned coastal destinations. To the west, around 9 miles away, lies the elegant seaside town of Sidmouth, celebrated for its beautiful beaches that sit beneath majestic red cliffs. To the east, also approximately 9 miles away, is the unspoilt seaside town of Lyme Regis, famed for its historic Jurassic coastline, charming fishing port, and the world famous Cobb harbour.

Higher Wadden Farm is also conveniently placed around 5 miles from Branscombe, home to a wonderful National Trust beach with spectacular coastal scenery and the well known Sea Shanty restaurant. Nearby Axminster and Honiton both offer mainline railway stations with regular services to London Waterloo and Exeter. The city of Exeter, approximately 21 miles away by car, provides a vibrant and thriving environment, with a wealth of cultural attractions including theatres, museums, art centres, and galleries. Shopping options range from the contemporary Princesshay development and John Lewis department store to an array of interesting boutiques and independent retailers.

THE PROPERTY

Higher Wadden Farm is an exceptionally beautiful and distinguished Grade II listed country home, complemented by two additional cottages and set within approximately 13 acres of immaculate gardens and grounds. Poised in an elevated, south facing position, the Higher Wadden Farm enjoys uninterrupted panoramic rural views stretching towards the south coast.

Approached via a sweeping tarmac driveway with generous parking, the property immediately conveys a sense of grandeur and arrival. The main house,









constructed of stone beneath a traditional thatched roof, extends to around 3,908 sq ft and exudes character throughout. A glazed boot room -large enough to accommodate a breakfast table and a seating area provides a welcoming entrance, leading through to the inner hall, perfect for greeting guests.

At the heart of the home lies a solid wood, farmhouse style kitchen, centred around a triple Aga and a substantial central island. A mullion window above the sink beautifully frames the far reaching views. Overlooking the kitchen is an open mezzanine gallery, currently arranged as a study area, adding a further layer of charm and versatility.

The ground floor offers four reception rooms: a cosy snug with an impressive fireplace adjoining the kitchen, a central dining room, a family room, and the standout and magnificent 29 ft sitting room with an inglenook fireplace and exposed beams. Also on this level is a useful downstairs cloakroom. A staircase rises to the first floor, where there are four double bedrooms, including one en suite, together with a family bathroom. The principal bedroom suite is particularly notable, benefiting from glorious rural views and a beautifully appointed en suite bathroom with a separate shower.

THE BARN & HISCOX COTTAGE

In addition to the main house, Higher Wadden Farm includes two high quality cottages, both of which have generated a consistent and healthy income stream.

The Barn

The Barn, extending to an impressive 4,102 sq ft, it is superbly designed for larger groups. Its vast 59 ft open plan sitting/dining/kitchen area, together with a games room and an additional reception room creates excellent entertaining space. Doors open directly onto a raised terrace ideally positioned to enjoy sunshine and far reaching views. The Barn provides six en suite bedrooms in total, along with a ground floor cloakroom.

Externally, The Barn also benefits from a hard standing area on the eastern side, where a private gazebo, sun terrace, and hot tub create a dedicated space for relaxation and outdoor enjoyment.

Hiscox Cottage

Hiscox Cottage features two en suite bedrooms, an open plan kitchen/living room, and a conservatory. Guests enjoy a private garden and a balcony accessible from one of the bedrooms - perfect for capturing the evening sun.

OUTSIDE

In total, there are 13 acres of grounds with Higher Wadden Farm. To the front there is a formal lawn and paddock and behind the house is a further field. The grounds are immaculately present as with the house with clever planting, and well-kept lawns. Outbuildings include a summer house and garden shed.

jackson-stops.co.uk







LOCAL DIRECTIONS: (POST CODE: EX24 6RY)

What3words:///keys.fizzy.cubed

Leaving Exeter on the A30 eastbound towards Honiton, continuing for about 14 miles before exiting for Honiton and joining the A35 towards Axminster. After approximately 5 miles on the A35, a right hand turn leads you towards Southleigh, continue for about 2.5 miles to reach the elevated setting of Higher Wadden Farm.

PROPERTY INFORMATION

Services:
Mains water and electricity. Private drainage and oil central heating.

Tenure:
Freehold.

Local Authority:
East Devon District Council, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ. Tel. 01404 515616.

Council Tax Band: Higher Wadden Farm: G. The Barn: Business Rates. Hiscox Cottage: Business Rates.

EPC Ratings: Higher Wadden Farm: E. The Barn: C. Hiscox Cottage: C.

Contents, fixtures and fittings:
Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222.

For sale by private treaty with vacant possession on completion.



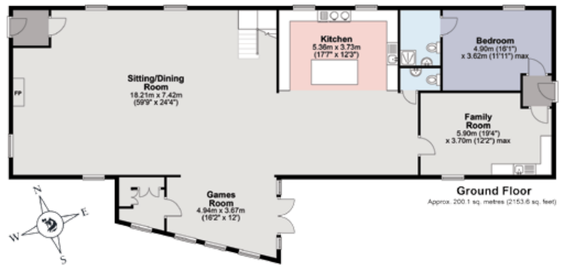




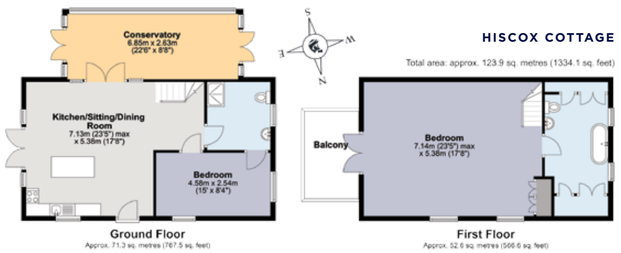


THE BARN





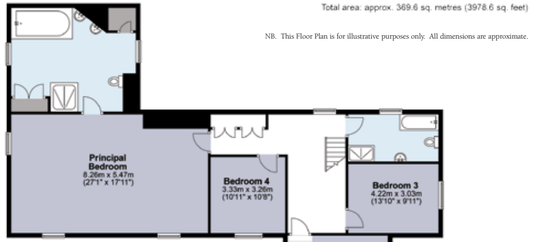
HISCOX COTTAGE

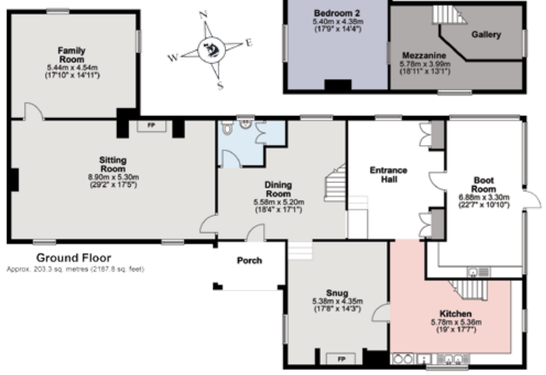


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Total area: approx. 369.6 sq. metres (3978.6 sq. feet)

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.





Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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