

HILL HOUSE FARM

YARCOMBE, HONITON, DEVON



JACKSON-STOPS





HILL HOUSE FARM YARCOMBE, HONITON, DEVON

A WONDERFULLY SITUATED PERIOD FARMHOUSE, HAVING BEEN BEAUTIFULLY RESTORED AND OCCUPYING A HIGHLY CONVENIENT SETTING CLOSE TO GOOD COMMUNICATIONS



DISTANCES (approximate)

ILMINSTER 10.8 MILES

TAUNTON 12.1 MILES

HONITON 7.7 MILES

EXETER 24.4 MILES

SUMMARY

- Reception Hall
- Kitchen/Dining Room
- Utility Room
- Pantry
- Staircase Hall
- Drawing Room
- Sitting Room
- Study
- Family Room/Snug
- Principal En Suite Bedroom with Dressing Room
- En Suite Guest Bedroom
- Five Further Bedrooms
- Family Bathroom
- Private Drive
- Substantial Traditional Barn
- Stables
- South Facing Terrace
- Lawned Gardens
- Shrubberies
- Four Enclosures with Woodland
- In all about 6.18 acres (2.50 hectares)



THE LOCATION

Hill House Farm as its name suggests occupies a secluded and peaceful setting above the small village of Yarcombe and enjoys glorious outlooks over the surrounding landscape and down through the Yarty Valley where little has changed in the last century. Yarcombe is found along the A30 between Honiton and Ilminster, both towns offering good day to day amenities. Honiton with its mainline station trains to London Waterloo, the trains also passing through Sherborne. Taunton the county town of Somerset is also within easy reach also with a good range of shops, three well respected independent schools namely Taunton School, Kings and Queens Colleges and the Richard Huish Sixth Form College. Taunton also has a mainline station on the Great Western Service with fast trains due to arrive in London Paddington within an hour and forty five minutes. Taunton also has the M5 motorway accessed at J25. Exeter is found along the A303, has good shopping including the Princesshay Shopping Centre and good independent schools including The Maynard and Exeter School. Other well known schools to mention include Blundells at Tiverton, Sherborne Boys and Girls School, Perrott Hill and Hazlegrove. East Devon is known for its Outstanding Natural Beauty, the property being close to the coast where beaches and excellent walking can be found at Sidmouth, Branscombe, Beer and Lyme Regis.

THE PROPERTY

A small No Through Lane leads to the entrance of Hill House Farm which enjoys an enchanting south easterly aspect and as previously mentioned enjoys glorious views. Built of local flint stone elevations, the farmhouse has been beautifully and meticulously restored in the last couple of years by the present owners and now provides a well decorated and spacious country home. The main entrance leads into a terracotta tiled floor hallway which leads to cloak area, cloakroom and utility room. The kitchen is well fitted with a range of floor mounted cabinets with central island and includes two multi-purpose ovens, dishwasher and induction hob. There is a further circular sink set into the work surface with cupboards below. There is ample room for a large dining table and a large window for enjoying the views. There is a walk-in pantry and store room which could lead to the single storey attached barn providing excellent scope to extend the living space (subject to all necessary permissions).

A staircase hall has a drinks cupboard and turning staircase to the first floor and doors leading into the drawing room with period style fireplace and French doors leading out onto the south facing terrace. There is an adjoining sitting room with period fireplace and bookcase, a study with recessed shelving and a snug/family room with fireplace and cupboards on either side.

The turning staircase leads up to a mezzanine landing with bedroom and family bathroom and continues to the principal landing leading to the master bedroom with two recessed cupboards, well fitted dressing room and en suite bathroom with panelled bath, shower, two wash basins set into marble surface with cupboards below. There are two further bedrooms both with built-in cupboards. The third bedroom with built-in cupboards leads into





the inner landing which has a staircase down to the kitchen and has doors to a further bathroom with shower, WC, panelled bath and wash basin and two further bedrooms.

GARDENS AND GROUNDS

The gravelled drive leads up to the property and opens out to provide ample parking in front of the substantial stone barn where on the ground floor there is a double garage, single garage/garden implements store and a workshop store. The first floor of the barn has double doors leading in from the lawned gardens on the west side and is arranged on two floor levels and provides excellent scope for conversion if so wished, subject to all necessary planning permission. A single storey barn provides stabling and is divided into two good size loose boxes. Gently sloping lawned gardens wrap around the west side of the house divided by a small stream and stone bridge and are bounded by deep well stocked shrubberies. The gardens lying to the rear include a sitting out terrace, herb garden, a small orchard area and a path leading to the traditional double gates leading into the first of four pastures which rise to the west side of the property and are surrounded by mature hedging with native trees and a belt of mixed woodland. The gardens and grounds at Hill House Farm amount to about 6.18 acres (2.50 Hectares).

PROPERTY INFORMATION

Postcode: EX14 9BD.

Services:

Mains Water and Electricity. Private Drainage. New Septic Tank. Oil Fired Central Heating.

Local Authority:

East Devon District Council, Blackdown House, Heathpark Industrial Estate, Honiton EX14 1EJ. Telephone: 01404 515616. www.eastdevon.gov.uk

Tax Band: G.

EPC Rating: E.

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 the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

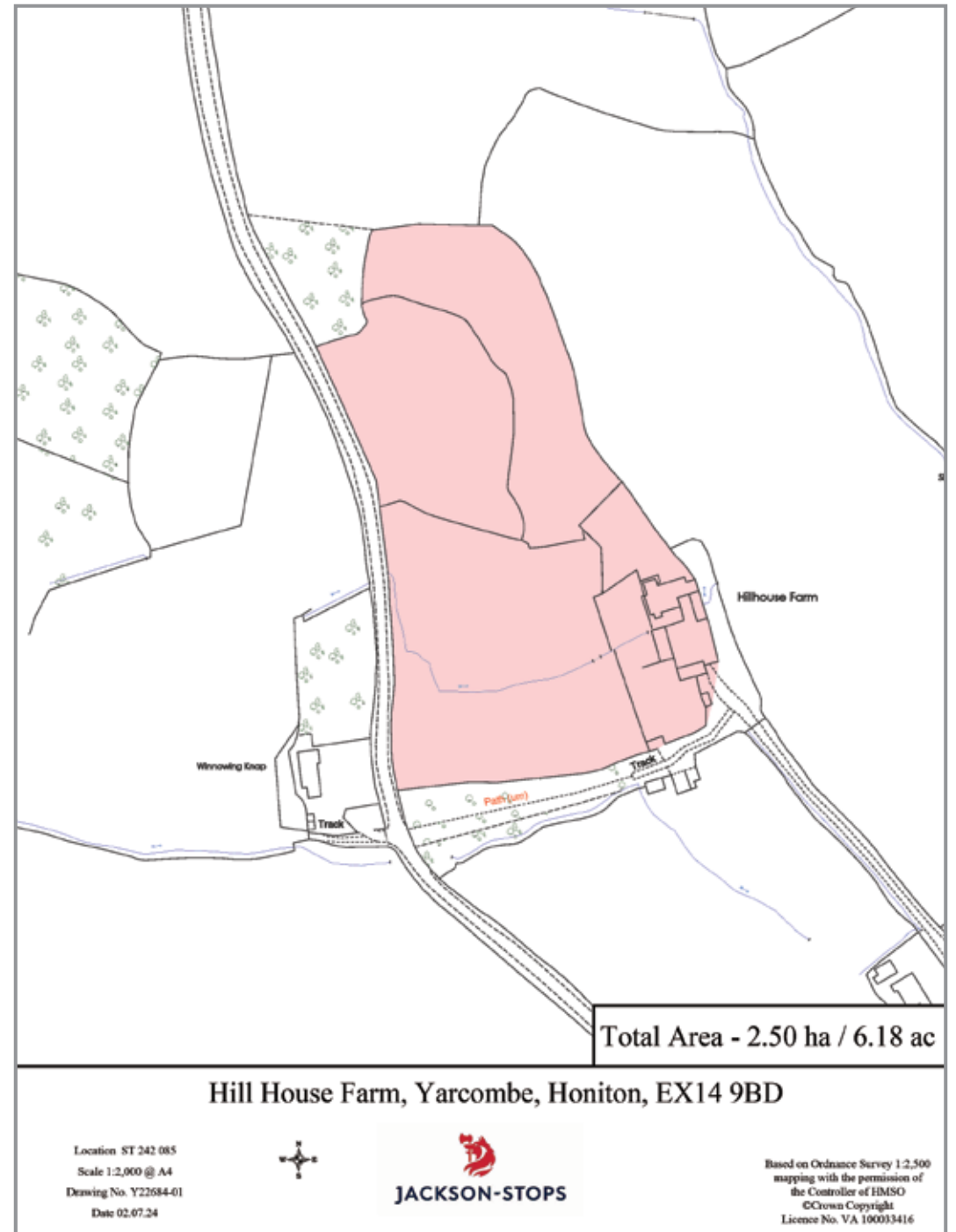
Details prepared and Photographs taken June 2024.

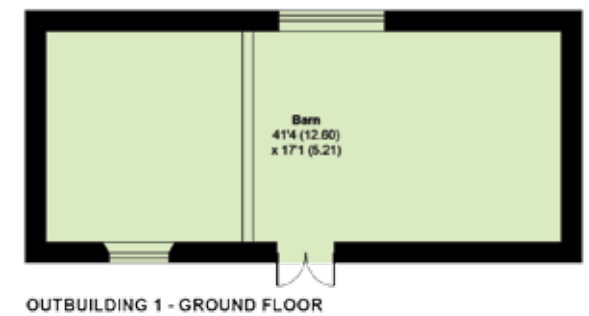
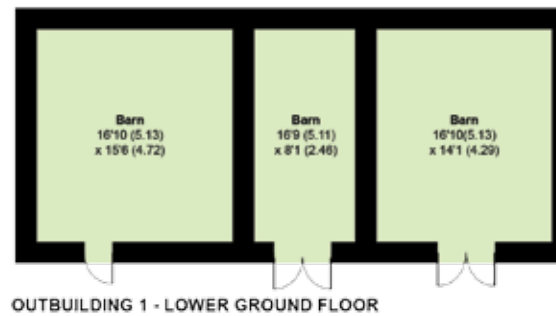
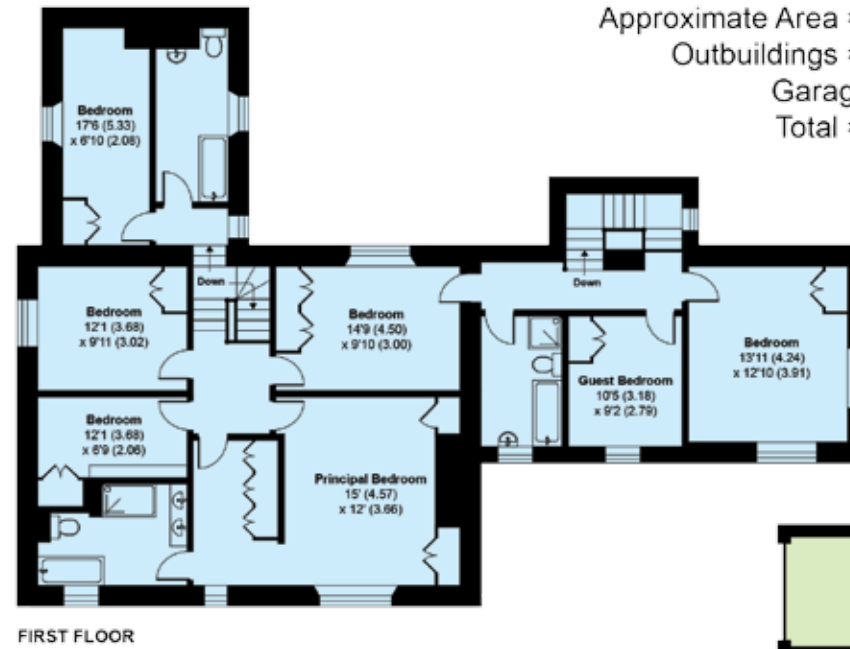
For sale by private treaty with vacant possession on completion.











Approximate Area = 3855 sq ft / 358.1 sq m
 Outbuildings = 1792 sq ft / 166.5 sq m
 Garage = 148 sq ft / 13.8 sq m
 Total = 5795 sq ft / 538.4 sq m

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

LOCAL DIRECTIONS: (POSTCODE EX14 9BD)

On the A30 travelling from the Honiton direction and on entering the village of Yarcombe slow down and just after the finger sign post to Taunton, take the first left turning into a small lane marked with a No Through Road sign. Continue along this lane up to the entrance to Hill House Farm.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we

have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current; aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



TAUNTON

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