



Courtenay Farm







# Courtenay Farm Woodhouse Lane

Hawkchurch, Axminster, Dorset, EX13 5UF

What3words - ///this.dice.skewing

Spacious barn conversion with outbuildings and stables in nearly 13 acres of pasture, woodland and ponds.

- Spacious barn conversion
- Quiet location
- Four Stables
- Pasture and woodland
- Freehold
- Converted in 2002
- Direct outriding
- Garage and workshop block
- In all about 12.94 acres (5.23 ha)
- Council tax band F



Guide Price £1,200,000

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## SITUATION

Positioned in a wonderfully quiet and unspoilt setting, approached along a traditional Devon lane close to the Dorset border, this spacious barn conversion enjoys a high degree of privacy whilst remaining accessible. The property lies just a short drive from the Jurassic Coast at Lyme Regis, 5.7 miles south. Also within easy reach of the popular Woodroffe and Colyton Grammar School.

The property is situated directly on an unmetalled lane/Bridleway which connects to a network of other tracks and footpaths, providing excellent immediate access for riding and walking in the surrounding countryside.

The nearby village of Hawkchurch provides a useful range of everyday amenities including a primary school, parish church, traditional inn and a thriving community shop, all contributing to its strong sense of rural community.

The market town of Axminster is also within easy reach and offers a more comprehensive selection of facilities including supermarkets, schooling and leisure amenities, together with a mainline railway station to London Waterloo. Despite its peaceful setting, the property benefits from good communication links via the A30, A35 and A303, allowing convenient travel both east and west.

## DESCRIPTION

A most attractive detached country residence which has been thoughtfully converted and subsequently improved to provide spacious and well balanced accommodation arranged over three floors. The stone property successfully blends character and modern convenience, with features including exposed timbers, flagstone flooring and feature fireplaces complemented by more recent upgrades such as replacement windows, updated bathrooms and a modern heating system.

At the heart of the house lies a generous farmhouse kitchen fitted with bespoke cabinetry and offering ample space for informal dining, with doors opening directly onto a decked terrace ideal for outdoor entertaining. The principal reception rooms are well proportioned, including a sitting room centred around a brick fireplace with wood burning stove, and a separate dining room connected via glazed doors, allowing flexibility for both everyday living and entertaining.

The bedroom accommodation is equally impressive, arranged across the upper floors and providing four well sized rooms. The principal bedroom benefits from a dressing area, while the remaining bedrooms are served by well appointed bathroom facilities. Throughout, the property enjoys a light and airy feel with good ceiling heights and numerous windows framing views across the surrounding land and countryside.





### GARDEN

The enclosed gardens immediately surrounding the house are predominantly laid to lawn with established trees and shrubs, creating a manageable and appealing setting with an elevated decking area overlooking one of the paddocks.

### LAND

The land forms a delightful and varied holding, comprising gently sloping pasture, mature woodland and attractive amenity areas. The property supports a rich variety of flora and fauna, particularly evident around the ponds, woodland glades and natural streams, which create a haven for wildlife and enhance the overall setting. Please note an area of the woodland has covenants. The pasture is well fenced and includes a part track system designed with equestrian use in mind.

### OUTBUILDINGS

The property is approached over a private drive leading to a useful range of outbuildings including a garage and workshop, the latter offering potential for ancillary accommodation or further conversion subject to any necessary planning consents.

### STABLES

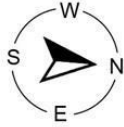
Across the lane, the purpose built stable block of galvanised steel construction provides 4 stables and a tack room. Light, power and water connected with a concrete yard.

### SERVICES

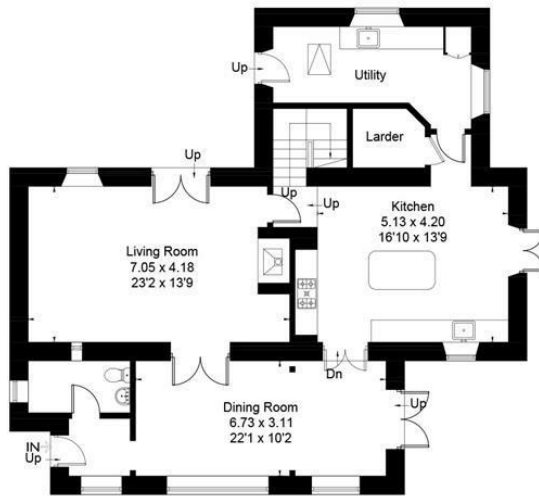
Mains electricity. Mains water. Private drainage (septic tank and soakaway). Oil fired central heating. Broadband availability, Starlink suggested. Mobile coverage outside via O2 and Three (Ofcom).



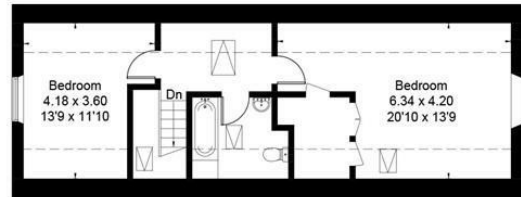
Approximate Floor Area = 237.5 sq m / 2556 sq ft  
 Outbuilding / Garage = 152 sq m / 1636 sq ft  
 Total = 389.5 sq m / 4192 sq ft (Excluding Carport)



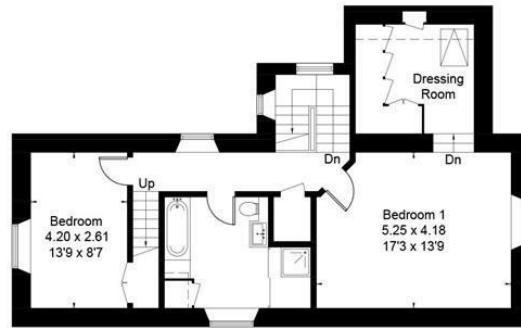
☐ = Reduced head height below 1.5m



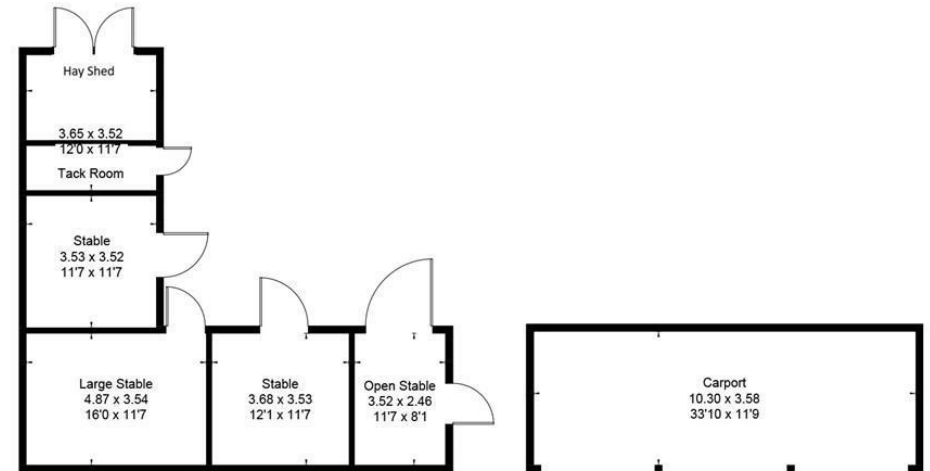
Ground Floor



Second Floor

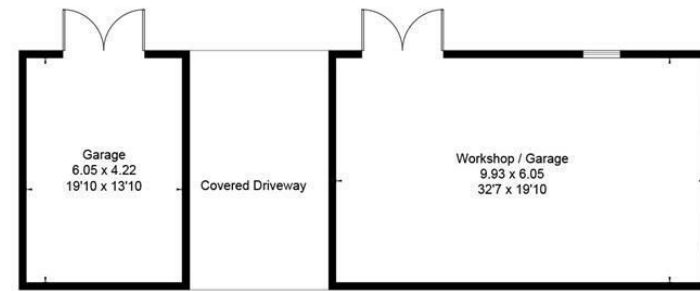


First Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109153



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

