



Symonds
& Sampson

Smallicombe Farm

Awliscombe, Honiton, Devon

Smallicombe Farm

Awliscombe

Honiton Devon EX14 3PX

A secluded residential farmstead, set in a tranquil hidden valley in the Blackdown Hills. Period farmhouse with fine views for restoration or redevelopment. A range of farm buildings. Ring-fenced by about 20.02 acres (8.10 ha) of pretty pastureland, woodland and two wildlife ponds. For sale by Private Treaty as a whole or in two lots.



- Ideal small holding or equine property
- Tranquil location with no immediate neighbours
- Potential to redevelop the farmhouse (STPP)
 - Range of flexible farm buildings
 - Unique off-grid rural retreat
 - Ecological and conservation appeal
- Pastureland, native woodland and ponds
 - In all 20.06 acres (8.12 ha)

Guide Price **£670,000**
(the whole)

Freehold

Axminster Agricultural
01297 33122

rwillmington@symondsandsampson.co.uk



SITUATION

Smallicombe Farm is nestled at the head of a hidden valley, tucked away at the end of a long private driveway, creating a true retreat from the bustle of modern life. With no immediate neighbours, this tranquil farmstead is surrounded by the Devon countryside in the Blackdown Hills National Landscape (formerly AONB), renowned for an unspoilt landscape of farmland, woodland and steep valleys. The village of Dunkeswell (2 miles) has an active community with a good range of facilities including general store/post office, Indian restaurant, doctors surgery, hairdressers, social club and tennis courts. The picturesque village of Broadhembury known for its pretty thatched cottages and ancient village inn, The Drewe Arms, is less than 2 miles from the farm. The market town of Honiton (4 miles) has a range of independent shops, sports facilities and a mainline station on the London Waterloo line (2 hours 50 minutes). There are good transport connections via the A30/A303 at Honiton, which provide convenient links to London as well as Exeter, and its international airport. The Jurassic Coastline and the seaside resort of Sidmouth are 13 miles to the south. The Cathedral City of Exeter (17 miles) offers a further range of cultural, recreational and shopping facilities, with access to the M5 and Exeter International Airport.

THE PROPERTY

Smallicombe Farm offers a rare opportunity to acquire an unique off-grid property which could provide a self-sufficient lifestyle and fine views over the beautiful Devon countryside. The flexible farm buildings and combination of pastureland together with native woodland all add to the package.



LOT ONE FARMHOUSE, BUILDINGS & 14.10 ACRES

This period farmhouse has rendered stone elevations under a slate roof. Now in need of renovation the three bedroom dwelling retains many original architectural features, including an inglenook fireplace and window seats. Downstairs the kitchen has a Rayburn and the adjacent sitting room is a good size. Currently electricity is supplied by a generator. There are attractive views from many of the rooms over the property's own land.

Please see floorplan for accommodation & measurements.

OUTSIDE

The farmstead is approached along a long un-metalled driveway, flanked on both sides by pastureland and woodland. To the west of the farmhouse is a small, fenced garden, laid to lawn.

FARM BUILDINGS

Set around a concrete/hardcored yard are:

Timber framed Generator Shed (4.08m x 2.36m). Open fronted timber framed 2-bay Pole Barn (8.79m x 5.97m). Adjacent open fronted timber framed 4-bay Pole Barn (12.36m x 6.71m) Steel framed, block 4-bay Silage Barn (18m x 8.90m) with concrete floor and timber Lean-to Hay Store (18m x 8.63m). Adjacent former block built former Cubicle Shed (18m x 6.46m). Block built Dairy & Milking Bail (11.41m x 1.84m). Adjacent block built Garage/Workshop (6.17m x 3.58m) Beyond the garden are the block built Stables (13.50m x 3.35m)

THE LAND

Lot One's attractive pastureland lies mainly to the north and east of the farmstead, with glorious views down to the coast. Divided into three fields suitable for grazing, the field nearest Wolverstone Cross has access from the lane and a large area of hardstanding. To the south and west of the farmstead are areas of native woodland, some carpeted with bluebells in season. There are two ponds and a spring which forms the headwater of the River Wolf. In all 14.10 acres (5.71ha).





LOT TWO

LAND OFF HEMBURY FORT ROAD 5.96 ACRES

Lying to the west of Lot One is a further mainly level pasture field with long road frontage and good access via its own separate gateway, suitable for mowing or grazing.

SERVICES

Lot One Private electricity from generator (main electricity not connected). Private water. Private drainage. Broadband: Standard available. Mobile Network Coverage : Good outdoor. Source - Ofcom.org.uk

TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY

No public rights of way cross the farm.

MATERIAL INFORMATION

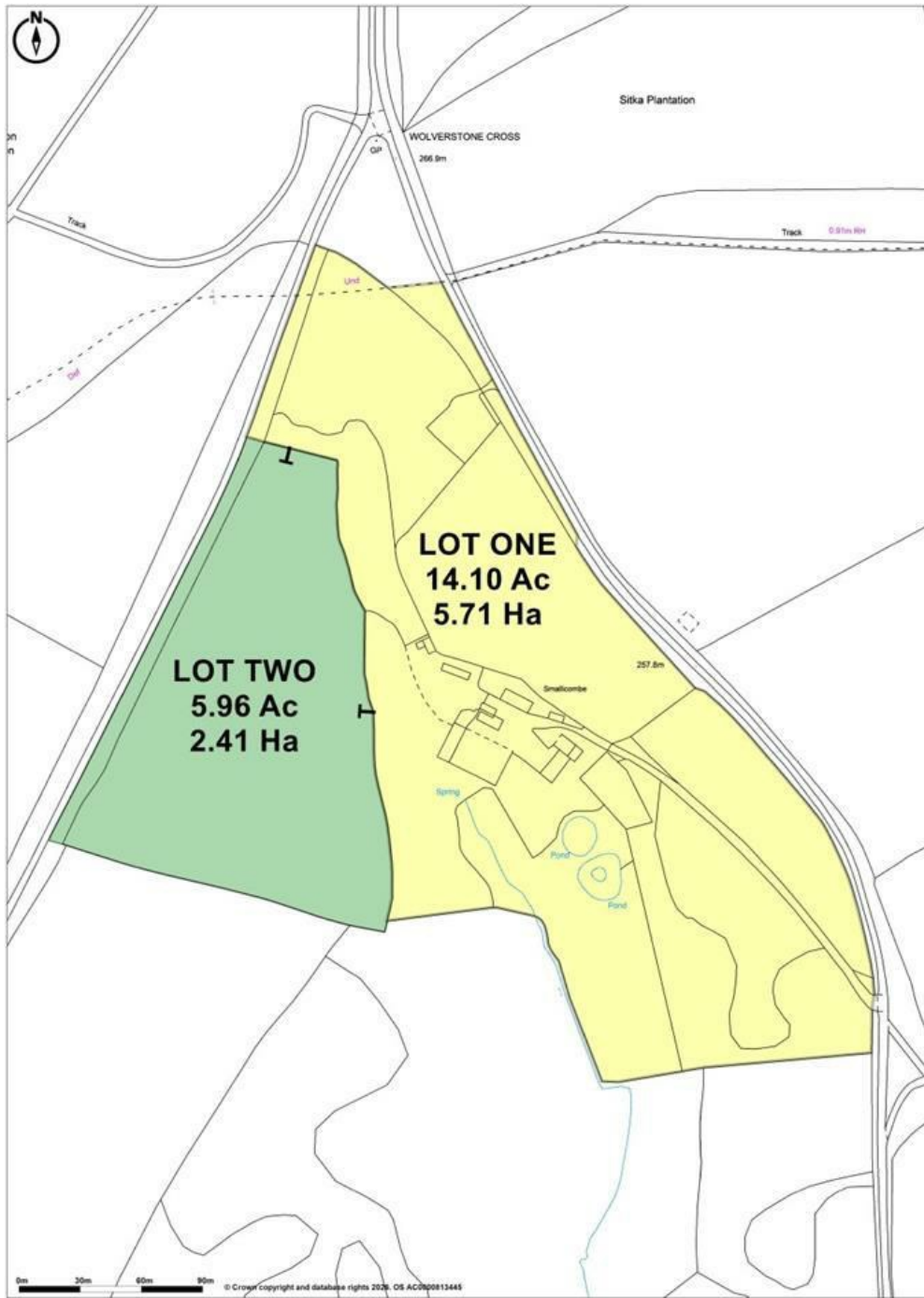
1. The private drainage system does not comply with current regulations. 2. Smallcombe Farm has a very low probability of flooding. (Environment Agency)

SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter or Taunton. Golf at Honiton or Sidmouth. Sailing on the coast at Lyme Regis or Topsham

LOCAL AUTHORITY

East Devon District Council Tel: 01404 515616
Council Tax Band: B



EDUCATION

Primary schooling at Awliscombe. State secondary schools at Honiton Community College and the excellent Colyton Grammar School. Independent Schools in the area include Wellington School, Blundells at Tiverton and the Exeter or Taunton Schools.

DIRECTIONS

From Honiton take the A373 north towards Cullompton. Pass through Awliscombe village, at Godford Cross turn right signposted Wolverstone. Continue for 2 miles to the top of Wolverstone Hill, Smallcombe Farm will be found on the left hand side marked by our sale boards. What3words ///writing.smiles.qualifier

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.



Smallcombe Farm, Awliscombe, Honiton,

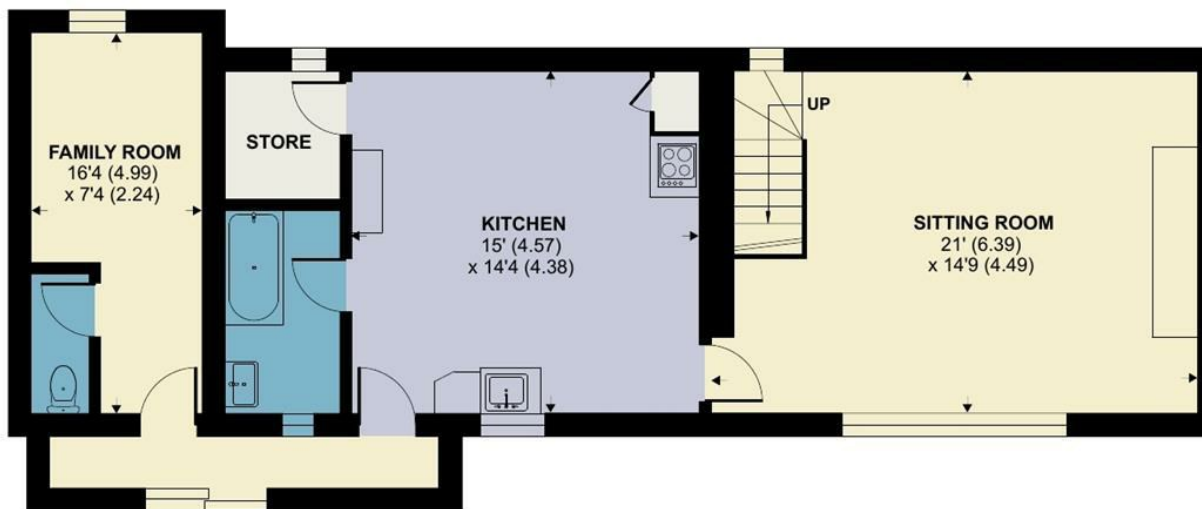
Approximate Area = 1422 sq ft / 132.1 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
81	81
England & Wales	



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1446810



Office/Neg/Date



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Symonds
& Sampson

