

Symonds
& Sampson



Langmoor Farm

Langmoor Lane, Tillworth, Axminster, Devon

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Tillworth

Axminster

Devon EX13 5UD

A charming and picturesque Grade II Listed renovated farmhouse enjoying a private and secluded setting. Set in approximately 22 acres of pasture & amenity land, incorporating a variety of outbuildings and a separate home office.



- A three bedroom detached Grade II Listed farmhouse
 - Set at the end of a gated private driveway
- Providing privacy and seclusion set well away from passing traffic
- Wealth of period features with inglenook fireplaces and exposed beams
- Variety of modern outbuildings and purpose-built office set up
- Approximately 22 acres in total to include paddocks and coppice
- Sympathetically renovated with hardwood windows and oak internal doors
 - Oil fired central heating system
- Haven for natural wildlife and an ideal lifestyle opportunity

Guide Price **£1,350,000**

Freehold

Axminster Sales
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THE PROPERTY

Langmoor Farm comprises a Grade II Listed detached farmhouse being of architectural and historic merit built principally of a stone construction with colour washed elevations under slate roof. The current vendor has enjoyed nearly 20 years of ownership during which time he has undertaken a program of works to improve and renovate this character rich Devon gem. There is a blend of period features such as inglenook fireplaces and exposed beams alongside modern day conveniences of an oil fired central heating system with partial ornate column radiators and double glazed hardwood windows.

ACCOMMODATION

The moment you enter Langmoor Farm you are greeted by a flagstone and natural wood flooring complemented by a turned oak staircase and bespoke oak kitchen incorporating Belfast sinks and an oil fired Rayburn. A particular internal feature is the impressive living room with vaulted ceiling enhanced by French patio doors and heavy exposed timbers. The majority of openings enjoy a view over the established private grounds. Other benefits include a useful utility area with an adjoining wet room also complimented by a variety of stable doors.

OUTSIDE

The true delight of this package has to be in its site and situ sitting in almost its own valley accessed via gated private driveway leading to established grounds extending in total to approximately 22 acres incorporating various fenced paddocks some of which include stylish chestnut fencing. There is a pleasant division between the manicured farmhouse and the agricultural element with the farmyard set a good distance away from the formal grounds.

Once you arrive at the end of a no through road, you are greeted by a ranch style gate. As you approach the farm from the gravel driveway the tranquil setting becomes apparent. It is a place of adventure for a lifestyle enthusiast or a small holding dream of breeding sheep or equine pursuits.





OUTBUILDINGS

Within the concrete yard are a pair of timber frame outbuildings providing numerous bays with potential for stabling. There are also lockable roller door garages/store rooms. A particular feature is the almost self-contained element of a home office building where there is a ground floor and first floor providing a woodburning stove and shower room facility suitable for a variety of uses subject of course to any necessary consents.

SITUATION

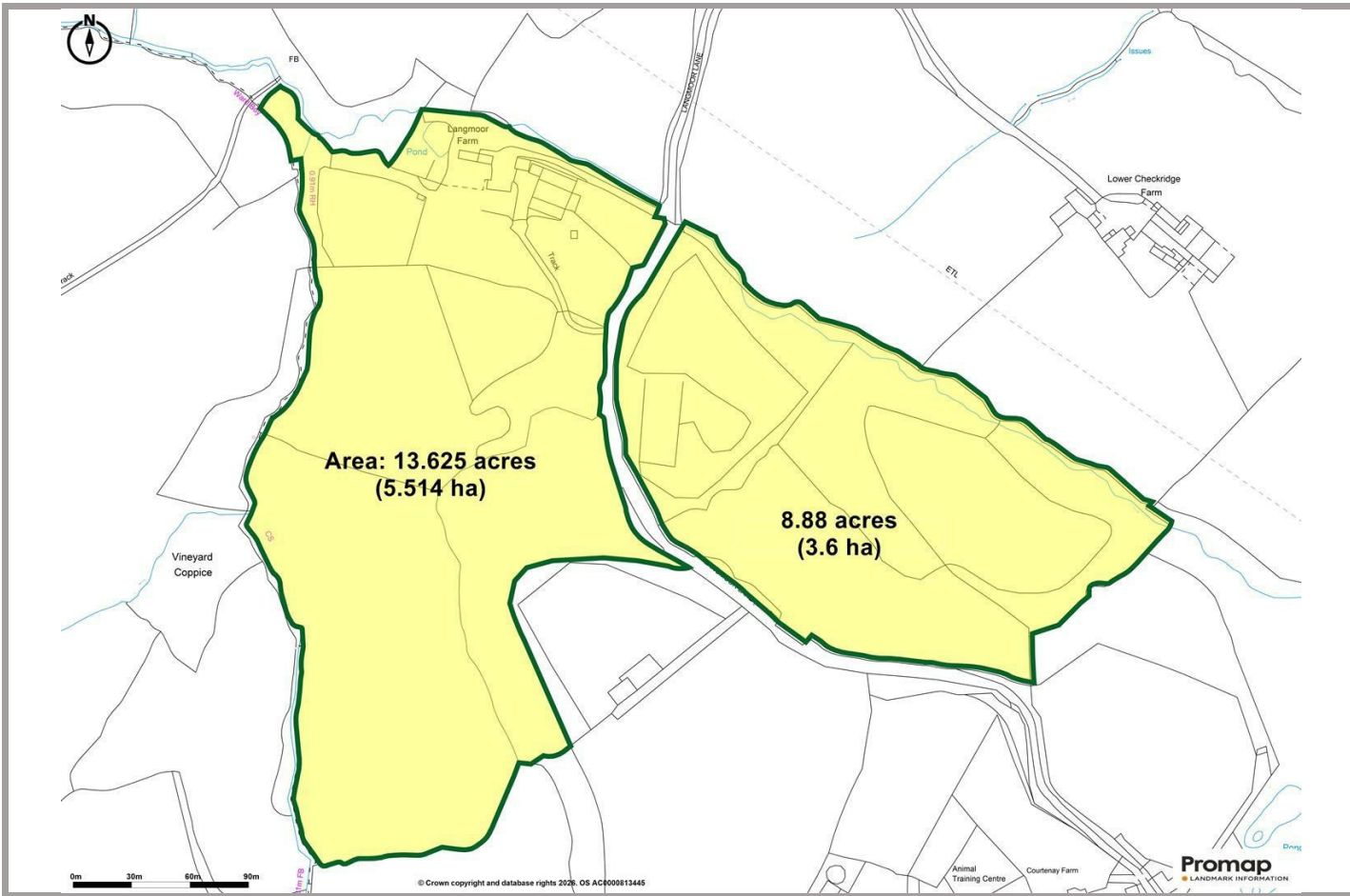
Hawkchurch has an active community with many societies, primary

school, pub inn, holiday resort and spa, 12th century church and recently expanded community shop. The Jurassic Coast World Heritage site and famed resort of Lyme Regis are about 6 miles away. This popular resort with its famous Cobb and sand beach, provides a range of independent shops and restaurants. The market town of Axminster (4 miles) offers all the facilities one would expect from a small market town including supermarkets, doctor's surgery and recreational facilities including a sports centre and swimming pool. A main line station providing access to London Waterloo and the home of River Cottage HQ situated in the nearby Trinity Hill area. Despite its tranquil setting this

property is well placed with excellent transport connections both east and west with the A30/A303 and the A35 coast roads. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, national league sports clubs, international airport and access to the M5.

DIRECTIONS

What3Words
///payout.tastier.coder



LOCAL AUTHORITY

East Devon District Council
 Tel : 01404 515616
 Council Tax Band F.

SERVICES

Standard broadband and mobile network coverage are available in the area. Refer to Ofcom's website.
 Private borehole water.

Private drainage- sewage treatment plant
 Mains electric. Oil fired central heating.

SPORTING

All rights are understood to be owned and included in the sale.
 Hunting with the Cotley Harriers. Racing at Taunton or Exeter.
 Golf at Honiton, Seaton or Axe Cliff. Sailing on the coast at Lyme Regis.

MATERIAL INFORMATION

The Property is at low risk of flooding from both rivers & seas and surface water. Source- Gov.uk

EDUCATION

Primary schooling at Hawkchurch and Uplyme. State secondary school at Axminster and Lyme Regis, and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill, Blundells, the Exeter and Taunton Schools.

Hawkchurch, Axminster

Approximate Area = 1481 sq ft / 137.5 sq m (excludes open barn)

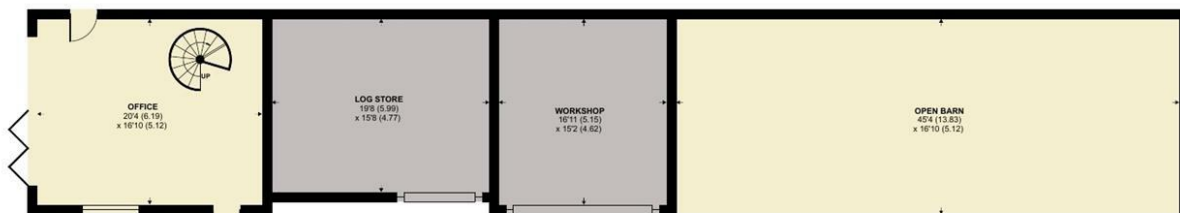
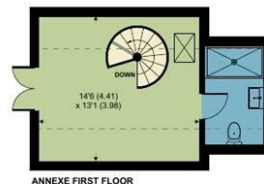
Limited Use Area(s) = 80 sq ft / 7.4 sq m

Annexe = 502 sq ft / 46.6 sq m

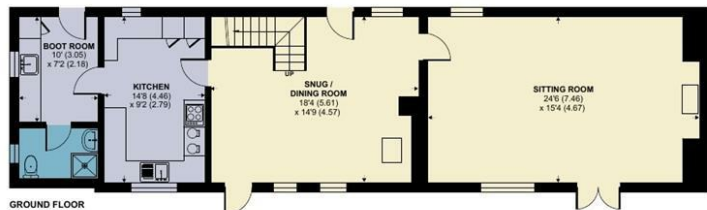
Outbuildings = 563 sq ft / 52.3 sq m

Total = 2626 sq ft / 243.8 sq m

For identification only - Not to scale



ANNEXE GROUND FLOOR / OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Symonds & Sampson. REF: 1360279



Axm/JP/30.6.26



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