



Blacklake Farm

| Ottery St. Mary, Devon

| Carter Jonas

**Blacklake Farm
East Hill
Ottery St. Mary
Devon
EX11 1QA**

**A private residential holding
located in a tranquil setting
within unspoilt open
Devonshire countryside.**

The holding is serviced by a delightful 4-bedroom Grade II listed family home which lies centrally within its own grounds and enjoys extensive views over the adjoining valley.

Located close to the house and formally a courtyard are a range of adaptable traditional barns and an area of hardstanding. Some of the barns having already been converted to provide a 2-bedroom cottage, a serviced office, a games room, and additional storage.

In addition, the Vendors have built a further range of highly adaptable modern livestock or equestrian buildings.

In all the property lies within some 57 acres of traditional grassland, orchards, and woodland, offering high amenity value.

The farm is available for sale as a whole or in three lots by private treaty.



Location
Blacklake Farm is situated in a particularly attractive part of open East Devonshire countryside. The nearby village of Tipton St. John, which is located only some 1.5 miles away, boasts the renowned Golden Lion Pub.

Both Ottery St. Mary and Sidmouth are also within easy reach. Ottery St. Mary which offers most day-to-day facilities including numerous independent shops, a supermarket, GP surgery and veterinary surgery lies some 2 miles to the north, whilst Sidmouth, which is 4.5 miles to the south, offers a further range of shopping and social facilities including a Waitrose. Both Honiton and Exeter are also within easy reach.

The farm is situated some 5 miles from the World Heritage Jurassic Coastline and the southwest coast path.

Whilst lying in unspoilt countryside, transport links are good with the A30 just some 5 miles away which in turn links to the M5 at Exeter. Exeter International Airport is approximately half an hour's drive by car.

There are an excellent range of State and Private Schools in the area including The King's School at Ottery St. Mary, St John's School at Sidmouth, Colyton, Exeter and Wellington.

The Property

Blacklake Farm comprises a most attractive and private residential holding set on a gentle hillside in a secluded position in a particularly attractive part of unspoilt East Devon countryside.

The principal house with its range of adjoining traditional barns lies centrally within the holding and enjoys views across its own land to the north and west. The Listed Farmhouse is constructed of rendered cob and stone elevations under a thatched roof and provides excellent family accommodation with the adjoining traditional barns having been carefully converted to provide an additional 2-bedroom cottage, a well-equipped office on two floors, a games room and additional storage.

Lying beyond the courtyard there are a small range of highly adaptable modern livestock and equestrian buildings, ideal to support a wide range of rural interests.

Over the years, the Vendors have focused on traditional farming methods using native breeds that were indigenous to the area and well suited to the land. The farming practices adopted have generated an abundance of wildlife, and in the past, has been farmed under an Organic Stewardship Scheme to develop the conservation of natural plant and wildlife habitats, ancient hedgerows, woodlands and uncultivated field margins. Included within the holding are two ancient cider orchards. Across the farm the land is rich in nature offering a variety of wildflowers including orchids and primroses.

In all the property comprises some 57 acres of land divided into various manageable enclosures.

The property lies in an area of high amenity value and offers privacy, sporting potential and a haven for wildlife.



Lot 1 – The farmhouse, Hay House, farm buildings and some 37 acres

The Farmhouse

The farmhouse comprises an L-shaped listed property originating from the 17th century of rubble stone and cob under a thatch roof.

The Vendors have created a beautiful home by cleverly maintaining and renovating the property but preserving its charm and character. The house has numerous original architectural features, including flagstone floors, inglenook fireplaces, exposed beams, oak floorboards, and a bread oven. Due to a fire some 30 years ago, much of the first floor and roof has been replaced to a very high standard and totally in keeping with the history and architecture of the house.

All in all, the house, whilst providing extensive family accommodation, is an excellent example of the thatched farmhouses typical to the area, built in the 17th century.

The accommodation comprises, on the ground floor, a front door leading to a hallway with flagstone floors and stairs off, sitting room with open fireplace leading to the drawing room with log burner, bookshelves, and exposed beams.

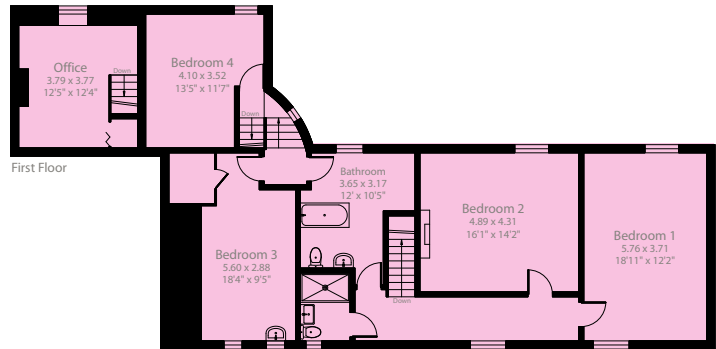
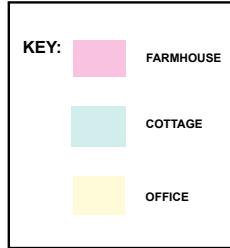
The kitchen comprises a lovely unspoilt family farmhouse kitchen with Aga and smoke room off, door leading to the rear kitchen, which provides a number of kitchen units, a Range oven, and back door to the courtyard. Steps lead down from the rear kitchen to the laundry room, which has an open fireplace and boot room with back door off and rear stairs which lead to an office mezzanine.

On the first floor, there are three double bedrooms enjoying far reaching views across the farm, a shower room, bathroom, and rear stairs leading to a fourth double bedroom. Great care was taken when restoring the first floor to retain its charm and character by reinstating the exposed oak beams, pine floorboards and high ceilings.

The house, which is set well back from the road, has a quintessential English cottage garden to the south, with the courtyard and hardstanding to the north. The garden includes a gate leading to a pond and home paddocks to the west.







Floorplan

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Total: 5805 sq ft (539.1sq.m)



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Traditional Barns

To the rear of the house, the courtyard, which was originally constructed as a model farmyard, is constructed of brick elevations under a slate and galvanized roof. These traditional buildings have been cleverly adapted to make them functional and to provide numerous alternative uses.

They now include a fully equipped office, which is laid out over two floors, including a first floor cloakroom, a games room, a cider barn which houses the wood boiler, oil-fired boiler, water system, and original cider press with loft over, a dry store, and a workshop with lean-to off.

At the further end of the courtyard is The Hay House, a barn conversion now providing separate independent cottage accommodation.



The Hay House

Enjoying outstanding views across the Vale to the west, this delightful barn conversion offers excellent accommodation of the highest standard, including a ground floor sitting room with a log burner, an open plan fitted kitchen/breakfast room fully equipped with oak floor, attractive wooden kitchen units, and cloakroom off.

Stairs lead to the first floor, offering a double bedroom with en-suite cloakroom, a twin bedroom, a family bathroom, and mezzanine sitting room. The cottage is equipped with a lift, which widens its appeal.

To the front of the cottage, there's a pretty, enclosed lawned garden with rose beds and a hazel railed fence. The cottage enjoys the

benefit of fabulous views across the farm and has the benefit of a separate access off the adjoining council road, thus giving both the cottage and the farmhouse privacy and independence from each other.



Farm buildings

Located below the courtyard are a series of modern farm buildings that greatly add to the flexibility of the holding. These include:

Building 1: A 4-bay stock shed measuring 60ft x 25ft, timber and fibre cement with timber panelled walls, space boarding, and concrete floor. Carport and garaging with a mono pitch roof and garaging at one end.

Building 2: A 4-bay stock shed measuring 60ft x 30ft, timber and fibre cement, timber panelled walls, space boarding, and concrete apron.

Building 3: A 3-bay loose box shed measuring 45ft x 30ft, timber and fibre cement, timber panelled and space boarding, with concrete flooring.

Building 4: A traditional 4-bay shippen of brick walls with tiled roof.



Land

All of the fields have been farmed in a traditional and sympathetic manner. In 2002, the farm became a certified organic holding, which continued to operate until 2017. Whilst the certification has ceased, the land has continued to be managed accordingly.

Lot 1 comprises some 36.91 acres of highly attractive rolling farmland comprising a mixture of traditional permanent pasture, small areas of deciduous woodland, and a cider orchard. The land has direct access from the farm buildings or from the council-maintained road.

Some fields drop away from the house, the majority of which enjoy the benefit of outstanding views.



Lot 2

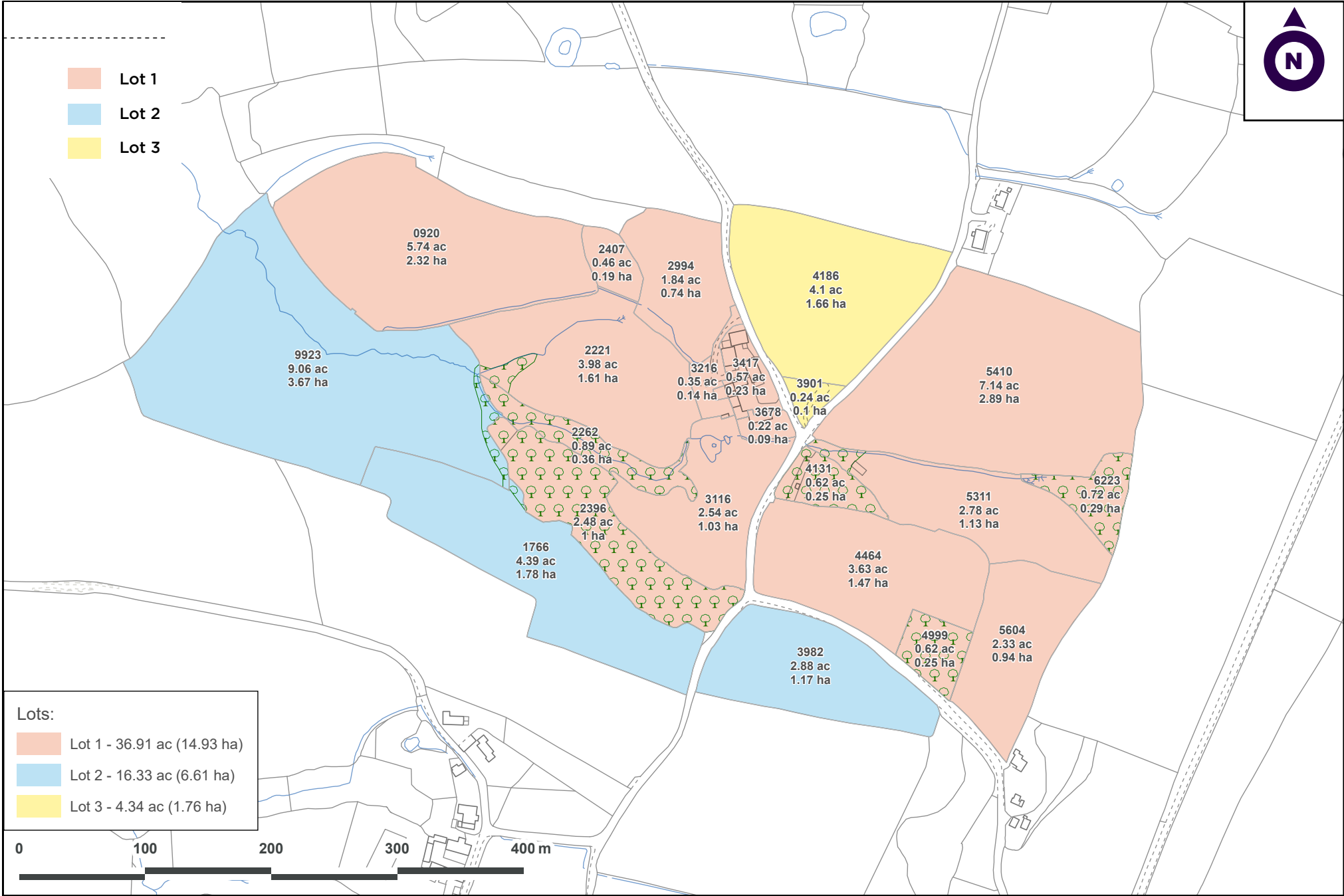
Comprising some 16.33 acres adjoining the main holding, enjoying access off the council road, and divided into three enclosures.

The land provides traditional permanent pasture and a wide range of diversity in the swards providing an abundance of vegetation, forming an excellent habitat for wildlife.

Lot 3

A single enclosure of 4.34 acres which abuts Lot 1 and enjoys access directly off the council road.





Method of Sale

The farm is offered for sale by private treaty as a whole or in 3 lots.

Tenure & Possession

The freehold of the property is offered for sale with the benefit of vacant possession available upon completion.

Services

The farmhouse, cottage, buildings, and land are serviced by a private water supply, which is collected from a spring located on the eastern boundary. In addition, the farm buildings are all serviced by a self-feeding watering system.

The house and cottage share the use of a private sewage treatment works.

The house, cottage, and buildings are all connected to mains electricity.

Health & Safety

Potential purchasers are required to take particular care when inspecting the property, bearing in mind the risk of sudden movements from machinery, vehicles and livestock which may be present and operating at the time of inspection, especially in and around the farm buildings. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

Listing Status

The farmhouse is Listed Grade II.

Sporting, Timber & Mineral Rights

Included within the sale in so far as they are available.

Environmental Schemes

There are no environmental schemes currently in place.

Designation

The land forming part of Lots 1 and 2 to the east of the farmhouse are located within the East Devon National Landscape (formerly AONB). It should be noted however, that the farmhouse and buildings are not located within the East Devon National Landscape.

Wayleaves, Easements & Rights of Way

Neither the house, buildings, nor home fields are affected by any public rights of way. There is a public footpath that crosses the bottom field on the northern boundary. There are no private rights of way affecting the holding.

EPC Ratings

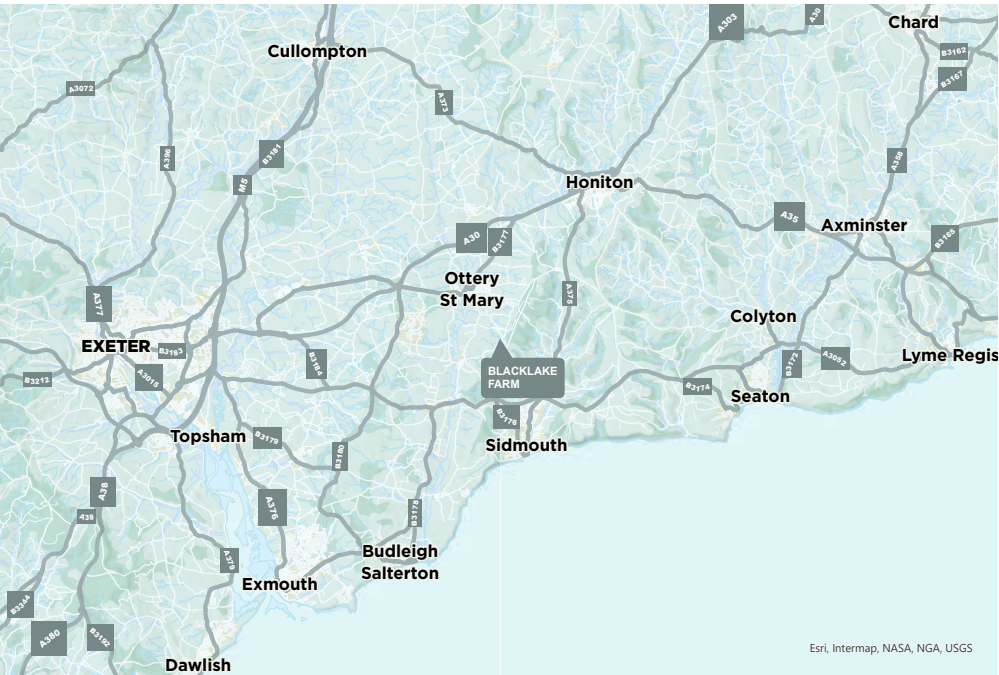
The Farmhouse has an EPC rating of E. The Cottage has an EPC rating of D.

Council Tax

The Farmhouse: Band F. The Cottage: Band B.

Local Authority

East Devon District Council
www.eastdevon.gov.uk



Viewings

By prior appointment with the Vendors' agents, Carter Jonas 01823 428 590.



/// toffee.bearings.snug



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