



Rill Farm



Rill Farm

Aylesbeare, Exeter, EX5 2BP

Exeter Airport (2.8 miles), Ottery St. Mary (6.3 miles), Exeter City Centre (7.5 miles).

Substantial former farm house with a number of useful outbuildings with potential for modernisation and updating.

- Attractive period farm house
- Attractive gardens and large courtyard
- Lovely countryside location
- EPC: F
- Adaptable accommodation
- Outbuildings with potential for conversion subject to planning
- CTB: G
- Freehold

Guide Price £895,000

SITUATION

Rill Farm is located on a quiet lane in between the villages of Aylesbeare and Farringdon although it lies within the parish of Aylesbeare. Aylesbeare has a church, village hall and pub, whilst nearby West Hill provides further local facilities, including an excellent primary school, and just beyond is the popular town of Ottery St Mary with the renowned Kings School secondary school. Nearby is Aylesbeare Common whilst just beyond are the other commons of East Devon including Woodbury Common providing wonderful riding and walking countryside. There is good access to Exeter, the A30 dual carriageway and M5 motorway, Exeter International Airport and the World Heritage coastline at Sidmouth to the south.

DESCRIPTION

Rill Farm is an impressive period former farm house that has been in the same ownership for many years since its days as a working farm. Nestling in the East Devon countryside surrounded by fields, the house offers substantial adaptable living space with the accommodation extending to over 3600 sqft in total. On the ground floor are two reception rooms, a study and a spacious kitchen/breakfast room whilst on the first floor, are 7 bedrooms in total, all with scope for adapting. Surrounding a courtyard to the rear of the property, are a range of very useful outbuildings which subject to the usual consents, have potential for a variety of uses and conversion and there are gardens which are laid mainly to lawn.



ACCOMMODATION

From the front, a path leads to the front door which opens directly into the dual aspect dining room with windows to the front and rear. Ahead, stairs rise to the first floor, on the right a door leads in to the sitting room and on the left, you will find the kitchen/breakfast room. The kitchen has fitted units to base and wall level, a range cooker, integrated appliances and space for a large breakfast table. Leading off the kitchen with access into the rear courtyard, is a conservatory. The sitting room has a brick-built fireplace and a door leading to a second stair case to the first floor. On the ground floor is a useful office and cloakroom as well as extensive space for storage and appliances in the large utility room and larder.

On the first floor there are seven bedrooms in total. Three of the first-floor bedrooms have their own washbasins, with two sharing a Jack and Jill bathroom and one benefitting from its own access to the family bathroom. The first floor also has two separate WCs. There are two separate staircases and given the number of rooms the property provides flexible accommodation options and offers annexe potential.

GARDENS

The farmhouse has an attractive front garden with well-maintained lawns and a central paved pathway with rose bushes either side and colourful border flowerbeds. To the side of the property, outside the yard, there is a large lean to and a grassy paddock, measuring approximately 0.2 acres, bordered by post and rail fencing and mature hedgerow. At the rear of the house there is a small walled garden accessed from the kitchen conservatory and a large courtyard with raised beds, providing plenty of parking space and access to the outbuildings which include a brick-built former feed store and former milking parlour and several other outbuildings which offer development potential subject to the relevant permissions.

SERVICES

Current Council Tax: G

Utilities: Mains electric, water and telephone.

Drainage: No current sewage system in place. Drains run into Devon ditch

Heating: Oil-fired central heating

Tenure: Freehold

Standard and ultrafast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

From Exeter, head out of the city towards the M5 junction 30, joining the motorway in a Northerly direction and leave at the next junction. Follow the slip road round and join the A30 heading towards Honiton, continue for 1/4 mile and leave at the next junction signed Exeter airport. At the end of the slip way continue over the roundabout, follow the road past the airport and back over the A30 and continue onto Marwood Lane. After approximately 1 mile turn right at the junction with the tree and Rill Farm is along on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Rill Farm, Aylesbeare, Exeter
 Main House internal area 3,674 sq ft (341 sq m)
 Outbuildings internal area 2,292 sq ft (213 sq m)
 Total internal area 5,966 sq ft (554 sq m)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		33	72
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter,
 Devon, EX1 1PR

exeter@stags.co.uk

01392 255202