



Deer Copse



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Aylesbeare, Exeter, EX5 2BN

Exeter city centre (6.7 miles), Ottery St. Mary (8.8 miles)

A substantial, 4 bedroom detached family home set in level grounds of 2.25 acres with a range of outbuildings.

- Spacious family home of nearly 3000 sqft
- Agricultural tie
- Separate dining room
- Driveway parking
- Freehold
- Level grounds of 2.25 acres
- 4 bedrooms
- Large 22ft sitting room with open fire
- Outbuildings
- Council Tax band E

Guide Price £700,000

SITUATION

The property lies on the edge of the village of Aylesbeare, an attractive village nestling in the East Devon countryside with a small collection of houses and a pub/restaurant The Nightjar and nearby is the larger village of West Hill. West Hill is home to a local shop, a village hall and a parish church, while approximately four miles away, the town of Ottery St. Mary provides a choice of everyday amenities, including a variety of shops, restaurants and cafés, a supermarket and a good selection of schools. The area is ideal for those with a love for the great outdoors, with the East Devon Area of Outstanding Natural Beauty on its doorstep, providing a wealth of outstanding walking, cycling and riding routes. The coast and the renowned Southwest Coastal Path is within easy reach, as are a number of excellent beaches. The A30 runs nearby, offering easy access to the city of Exeter and the M5, while the stunning Devon coastline and the popular seaside towns of Sidmouth and Budleigh Salterton are within easy reach. The property is in the catchment area for West Hill Primary and The Kings School. There are also a number of excellent schools in the surrounding area, including the independent St. John's School in Sidmouth and St. Peters Prep school in Lymington.



DESCRIPTION

Constructed for the current owner and on the market for the first time, this agricultural tied family home is set in wonderful grounds and offers spacious and adaptable accommodation of over 2800 sq ft.

On the ground floor the front door opens into a spacious entrance hall with a staircase rising to the first floor. On the left is a large sitting room, nearly 23ft in length with an open fire with feature stone surround and windows overlooking the garden and beyond the stairs is a useful study. To the right is a separate dining room again with an open fire and a door leading to the kitchen. Another spacious room, the kitchen is fitted with a range of base and drawer units with a work top over and stainless steel sink and drainer and there is space for a breakfast table. There is a Rayburn for cooking along with a free-standing Calor gas cooker. A door leads into the utility room and into a rear porch with a door into a useful downstairs WC and shower cubicle.

On the first floor is a large galleried landing and hallway leading to 4 good sized bedrooms, all with views over nearby countryside and the garden and there is a family bathroom.

OUTSIDE

The property is set in a lovely, level plot measuring approximately 2.25 acres with the driveway leading directly from the B3184. On the right of the entrance stands a detached bespoke timber-built and well insulated garden office. The grounds also accommodate three separate garden sheds with great potential to increase further for the purposes of agricultural, horticultural or perhaps woodland nursery businesses subject to the usual consents.

SERVICES

Utilities: Mains electricity, mains water, telephone and broadband

Drainage: Septic tank

Heating: Oil fired central heating

Tenure: Freehold

EPC: E(53)

Council Tax band: E

Standard and ultrafast broadband available. EE, 02, Three and vodafone mobile networks likely to be available (Ofcom)

DIRECTIONS

From Exeter head out of the City in an Easterly direction towards the M5 and junction 29 joining the A30 towards Honiton. Continue under the M5 and take the second exit off the A30 signed Exeter airport and at the top of the slip way go straight across the roundabout onto the B3184. Continue past Exeter airport, cross back over the A30 and Deer Copse is along on the right hand side.

What three words: ///fortunate.also.bookmark

AGRICULTURAL TIE

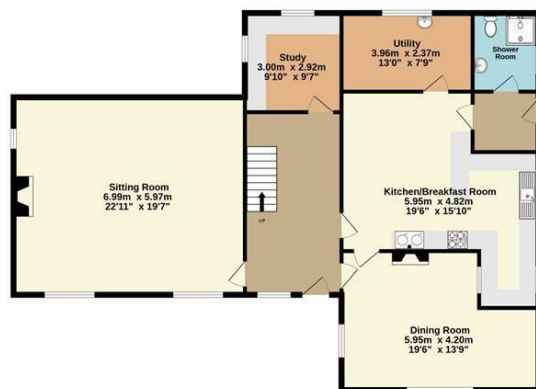
The property is subject to an agricultural tie where the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such person residing with him) or a widower of such a person. Please contact the agent for more details.

AGENTS NOTE

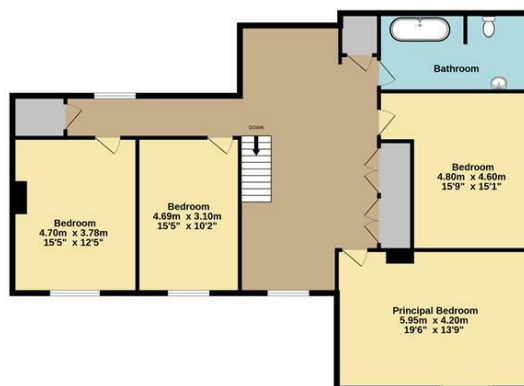
The Agents have been informed that the owner is currently in the process of resolving a dispute with a neighbour (concerning neighbouring property) which does not have any impact directly on the property of Deer Copse. For further information please contact the agent.



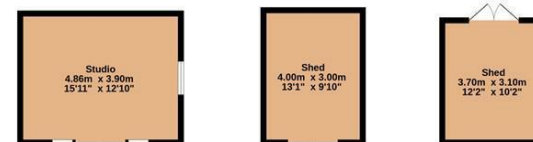
Ground Floor
133.4 sq.m. (1436 sq.ft.) approx.



1st Floor
131.6 sq.m. (1416 sq.ft.) approx.



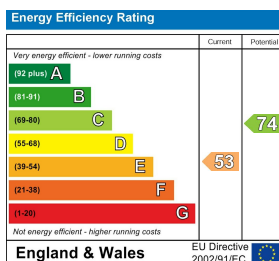
Outbuildings
42.4 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA : 307.4 sq.m. (3308 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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