



The Burrow



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Aylesbeare, Exeter, EX5 2DE

11.7 miles from Exeter 9.3 miles from Honiton 8 miles from Sidmouth

Elevated three-bedroom bungalow in 3.22 acres with potential for improvement or expansion STTP. EPC G

- Detached 3 bedroom
- Potential for improvement
- Elevated rural location
- 3.22 acres (1.3 ha)
- Lawns and paddock
- Useful outbuildings
- Freehold
- Council tax band E

Offers In Excess Of £650,000

SITUATION

Situated within the East Devon National Landscape (formerly AONB), between the villages of Aylesbeare and West Hill, along the B3180. Nearby West Hill provides local facilities, including an excellent primary school, and just beyond is the popular town of Ottery St Mary with the renowned The 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

This detached three-bedroom bungalow is set within 3.22 acres of gardens and grounds, nestled in an elevated position between the Otter and Exe Valleys. Sheltered by mature trees and hedges, the property offers far-reaching views in both directions.

Believed to have been constructed in the 1950s, the bungalow is partially built from breeze block concrete and rendered under a tiled roof (with cavity walls). It was extended in the late 1980s, adding a spacious third bedroom and an additional hallway built with cavity wall construction. Prospective buyers are advised to consult with a mortgage broker to discuss the property and their individual circumstances. The bungalow now presents an opportunity for improvement or potential enlargement, subject to the necessary consents.

All three bedrooms and the bathroom are situated off the hallway and overlook the nearly level gardens. The adjoining open-plan sitting room and dining room feature a fireplace with a wood burner and patio doors that open onto the rear garden. A single skin conservatory, currently used as a boot room and utility space, leads into the compact kitchen.

GROUNDS AND PADDOCK

The driveway winds through the front garden, passing by the bungalow and leading to a spacious parking and turning area. This area sits beside a timber-framed, open-fronted outbuilding (8.43m x 5.83m), currently utilized as a garage. Adjacent to it, you'll find a block-built kennel with a galvanized roof.

The generous, nearly level garden is predominantly laid to lawn and features a charming orchard and a thriving kitchen garden. The informal gardens extend around three sides of the bungalow, offering a blend of cultivated and natural beauty.

Beyond the garden lies an adjoining paddock, gently sloping to the west. The paddock is bordered by mature hedges and with impressive oak trees.

In all the property extends to 3.22 acres (1.30 ha).

SERVICES

Mains water and electric. Private drainage thought to be septic with drainage field. Log burner, electric heating in 3 bedroom. Standard broadband upto 25 Mbps, mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom).



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.



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			
England & Wales		74	18
EU Directive 2002/91/EC			

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Approximate Area = 1204 sq ft / 111.8 sq m
For identification only - Not to scale

N
W E
S

Conservatory
15'6" (4.72)
x 8'1" (2.46)

Kitchen
4.27 x 1.96m
14' x 6'5"

Sitting Room
4.27 x 3.30m
14' x 10'10"

Dining Room
3.23 x 2.57m
10'7" x 8'5"

Bedroom 2
4.37 x 3.02m
14'4" x 9'11"

Bedroom 1
5.74 x 2.72m
18'10" x 8'11"

Bedroom 3
4.27 x 3.05m
14' x 10'

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1180543