



The Burrow, Aylesbeare, Exeter, Devon

Formal Tender
£695,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A rare opportunity to purchase a three bedroom bungalow set in mature level gardens and a paddock extending to 3.22 acres, which offers potential for renovation or re-development (STPP) in this sought after location. For sale by Formal Tender. Tenders close Thursday 6th June 2024 at 12 noon.

The Burrow, Aylesbeare, Exeter, Devon EX5 2DE

- Detached 3 bedroom bungalow set in 3.22 acres
- Convenient & desirable location close to West Hill
 - Development potential (STPP)
 - Mature level gardens
 - Adjoining west facing paddock
- Ideal smallholding or equine property
 - Lovely views towards Exeter
 - Council Tax Band E
 - For Sale by Formal Tender
- Tenders close Thursday 6th June 2024 at 12 noon

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A rare opportunity to purchase a three bedroom bungalow set in mature level gardens and a paddock extending to 3.22 acres, which offers potential for renovation or re-development (STPP) in this sought after location. For sale by Formal Tender. Tenders close Thursday 6th June 2024.

The Property

The Burrow is set in 3.22 acres and was originally constructed during the 1950's as a detached two bedroom bungalow. The bungalow was extended in the late 1980's to create a generous third bedroom, which offers a good degree of flexibility and could be converted into a reception room, allowing the current kitchen to be enlarged. Constructed of rendered block elevations under a tiled roof, the property is now in need of renovation. (See Agents Note). A useful conservatory, currently used as a boot room/utility, opens into the kitchen. The adjoining open plan sitting room/dining room has a fireplace with a woodburner and patio doors which open onto the garden. Three bedrooms and bathroom are all located off the hallway and overlook the grounds. Formerly run as a plant nursery, the property has a substantial plot with far reaching views towards Exeter, and offers huge potential (STPP). The bungalow feels very private as it is set back from the road and well sheltered by mature trees.



Situation

The Burrow is located in a convenient yet rural location in the Otter Valley between the favoured villages of Aylesbeare and West Hill in the East Devon National Landscape (formerly an Area of Outstanding Natural Beauty).

Aylesbeare (1.8 miles) offers a range of amenities with its village hall, well-regarded public house and church. West Hill (1.7 miles) is a thriving community with a village store with Post Office, church, village hall and outstanding primary school. The property is centrally situated within easy reach of Ottery St Mary, Exeter, the M5, and the popular seaside town of Sidmouth. The historic town of Ottery St Mary with its magnificent church has a good selection of everyday amenities including a range of independent shops, supermarket and medical centre. The nearby regency resort of Sidmouth, is located on the Jurassic Coast World Heritage Site and has excellent opportunities for coastal walking, fishing and swimming. The town is well served with a range of shopping and leisure facilities, including a Waitrose, cinema and a variety of sporting clubs. Whilst surrounded

by beautiful countryside, communication links are excellent, the A30 is within two miles providing access to the Cathedral City of Exeter, Exeter Airport, the M5 and the A303. Exeter is easily accessible with its excellent shopping and cultural facilities and a main line rail link to London Paddington.

Outside

The drive leads through the front garden, past the bungalow to a parking and turning area, providing access to the useful timber framed open fronted Outbuilding (8.43m x 5.83m), currently used as a garage. There is an adjacent block built Kennel with galvanised roof. The good sized level garden is mainly laid to lawn, with an orchard and a productive kitchen garden. The informal gardens wrap around three sides of the bungalow and are largely level. They are mainly laid to lawn with an attractive formal pond and an orchard to the rear. At the side of the property is a productive kitchen garden. The gardens feature a variety of both mature deciduous and coniferous trees giving year round interest

and colour. Beyond the garden is the adjoining paddock which slopes to the west. It is bounded by hedges and some handsome mature oak trees adding much conservation appeal to the property. This pretty paddock provides an ideal opportunity to create a small holding, as it currently houses a chicken run or alternatively an equine property.

Services

Mains electric and water. Private drainage. Woodburner & electric storage heaters.

Agents Note

We understand that the original bungalow is of non-standard construction whilst the modern extension has foundations.

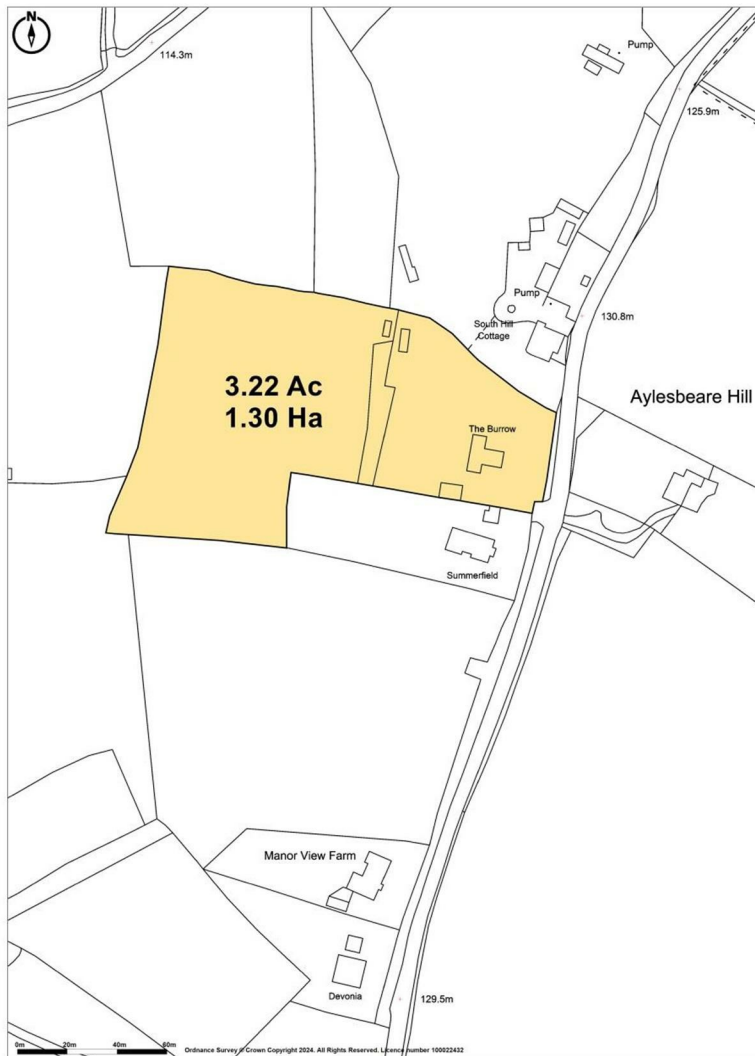
Rights of Way

No public rights of way affect the property.

Tenure

Freehold with vacant possession upon completion.





Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2024. All Rights Reserved.
Licence number 100021432
Plotted Scale - 1:2500 Paper Size - A4



Education

Primary schooling at West Hill Primary School. Good state secondary schooling at The Kings School or the excellent Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

Sporting

Racing at Exeter or Taunton. Golf at Sidmouth or Honiton. Sailing at the coast at Sidmouth or Lyme Regis. Premiership Rugby at Sandy Park, Exeter and County Championship Cricket at Taunton.

Local Authority

East Devon District Council, EX14 1EJ. Tel 01404 515616.
Council Tax : E

Solicitor

Ashfords, Exeter EX1 3HL.
Tel 01392 333696 Ref:
Frances Griffiths
Email:
frgriffiths@ashfords.co.uk

Method of Sale

Tenders are invited to be submitted on a Formal Tender Form, full details of which will be provided by the sole agents Symonds and Sampson LLP, together with a deposit being 10% of

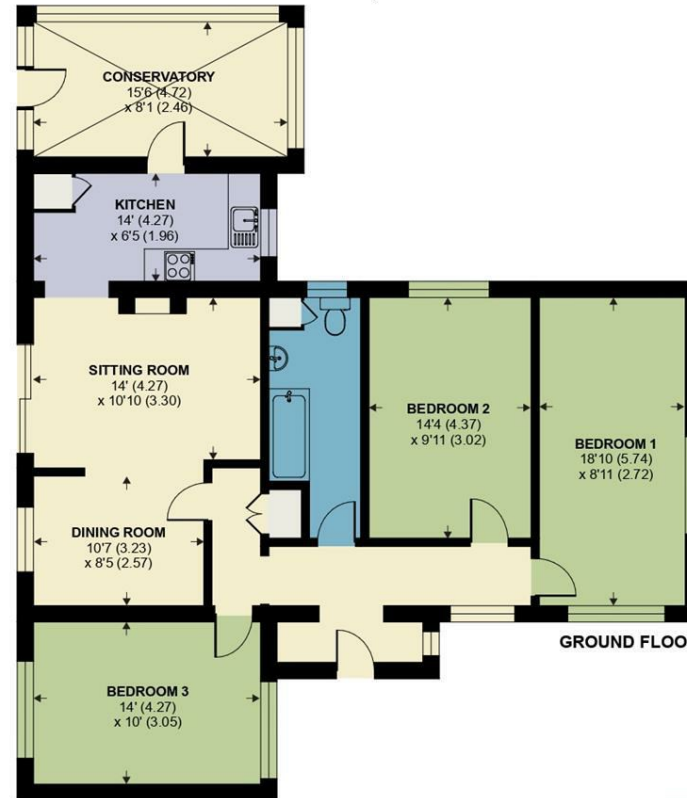
your tender amount prior to 12 noon on Thursday 6th June 2024.



The Burrow, Aylesbeare, Exeter

Approximate Area = 1204 sq ft / 111.8 sq m

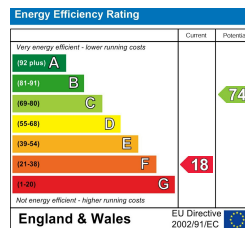
For identification only - Not to scale



GROUND FLOOR

Directions

From the A30 take the Daisymount junction signposted Ottery St Mary. At the roundabout take the exit onto the B3180 signposted West Hill. Continue along this road for around 1.8 miles. The Burrow will be located on your right. Our for sale board will be posted. What3words/// darting.takers.perplexed



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Symonds & Sampson. REF: 1105166



AxmAg/AG/24.4.24

Symonds & Sampson

ESTABLISHED 1858

01297 33122

Symonds & Sampson Trinity Square

Axminster

Devon

EX13 5AW

axminster@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

