



Aylescott Cottage











# Aylescott Cottage

Burrington, Umberleigh, Devon, EX37 9LH

Burrington 1.4 miles Chulmleigh 5.5 miles South Molton 11 miles

A superbly presented and spacious contemporary home set in a stunning location with exceptional views, outbuildings and land

- Kitchen/Breakfast Room
- Utility & Cloakroom
- Five Bedrooms (Master En-Suite)
- Garage, Outbuildings and Stabling
- Freehold
- Open Plan Living/Dining Room
- Snug
- Family Bathroom
- Pasture Land (Total about 1.30 acres)
- Council Tax Band C



Guide Price £730,000

## Stags South Molton

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@StagsProperty



### Situation

Enjoying exceptional views, Aylescott Cottage is set in a peaceful, rural location amongst beautiful, unspoilt countryside on the western side of the highly attractive Taw Valley. The property is about 1.4 miles from the village of Burrington which has a parish Church, a good village shop and a recently re-opened pub, The Barnstaple Inn. The small town of Chulmleigh is about 5.5 miles and offers a further range of amenities including shops, medical centre and schooling to secondary level. The larger market town of South Molton and the regional centre of Barnstaple are 11 and 13 miles respectively with the Cathedral City of Exeter about 30 miles to the south east.

There are numerous footpaths and bridleways within easy reach of the property, further enhancing the appeal to equestrian buyers.

### Description

Aylescott Cottage has its origins as a stone built character property which was granted planning permission for a significant remodelling and extension in 2019. The extension was added thereafter and turned the relatively modest cottage into a very impressive and contemporary family home which is presented in very good decorative order throughout. The design and layout of the extension takes full advantage of the outstanding views from the property.

In addition to the cottage there is a very useful range of adaptable outbuildings including stabling and a fenced paddock providing opportunities for equestrian or smallholding use.

### Accommodation

A fully glazed door leads into the HALL with stairs to the first floor. The UTILITY is fitted with a range of matching modern units, stainless steel sink, plumbing for washing machine, oil-fired central heating boiler and cupboard housing the hot water cylinder and under floor heating manifold. CLOAKROOM with WC and wash basin.

The KITCHEN/BREAKFAST ROOM has an impressive polished concrete floor and is fitted with a range of matching modern units, sink unit with mixer tap and integrated appliances include a dishwasher, fridge freezer and two eye level electric ovens. Matching island unit with breakfast bar and 4 plate induction hob. A wide opening leads through to the very impressive, double aspect OPEN PLAN LIVING/DINING ROOM with two wide and fully glazed sliding doors that provide a magnificent outlook over the garden and across the valley. Off this room is the SNUG with a fireplace with a slate hearth.

On the first FIRST FLOOR the GALLERIED LANDING overlooks the hall and has doors off to all rooms, the majority of which enjoy the far-reaching views. BEDROOM ONE is a large double room with wide, double aspect windows taking full advantage of the views. There is a well-appointed EN-SUITE SHOWER ROOM with shower cubicle, pedestal wash basin, heated towel rail and WC. BEDROOM TWO is a double aspect, double room and BEDROOMS THREE and FOUR are also double rooms. BEDROOM 5 is a single room. The spacious FAMILY BATHROOM has a tiled floor, freestanding bath, heated towel rail, WC, wash basin and large tiled shower cubicle.







### Outside

The property is approached off the country lane onto a large gravelled driveway that provides plenty of room for parking. The gardens are mainly laid to lawn with a raised area of decking adjoining the house taking full advantage of the views.

The useful range of outbuildings include a block-built single GARAGE (20'1 x 11') with an adjoining timber framed STORE (10' x 6'9). There is a very useful and adaptable, timber-framed BUILDING (21' x 16'4) with a mezzanine floor and power and light connected. There is a STABLE (15'5 x 11'7) with fenced yard to the front, an adjoining FEED STORE to the left and a water filtration ROOM to the right.

Beyond the stable is the fenced PASTURE PADDOCK and there is also a vegetable gardens and fruit cage.

In total the property extends to about 1.30 ACRES.

The paddock is well fenced and has a vegetable garden and fruit cage.

### Services and Additional Information

Mains electricity, private water supply via a bore hole, private drainage system (mini-treatment plant). Oil fired central heating (underfloor to the ground floor with radiators to the first floor).

Mobile coverage is 'likely' from all major providers (Ofcom).

Standard Broadband is available (Ofcom).

### Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

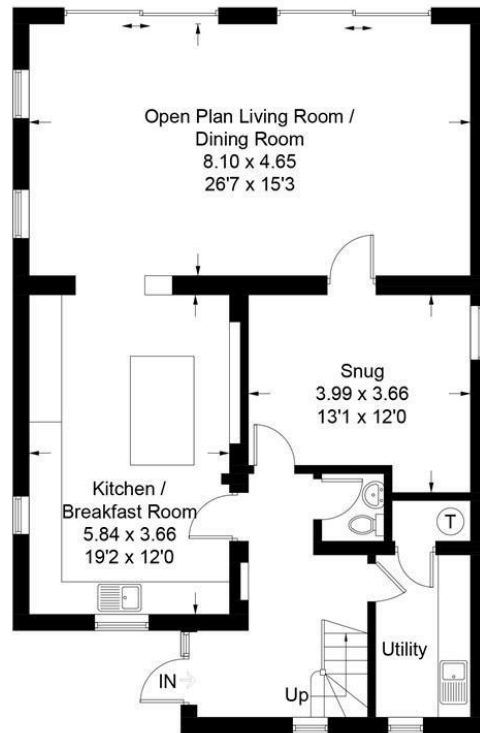
### Directions

From South Molton take the B3227 west out of the town towards Umberleigh. At Umberleigh, go over the bridge and turn left onto the A377. Stay on this road for four miles and at Kingford turn right signposted to High Bickington and Burrington. At the top of the hill turn left onto the B3217. Stay on this road for a further 1.3 miles and bear left towards Ashreigney. After a further 0.4 miles turn left towards Aylescott. Stay on this lane for a further mile and the property will be found on the right.

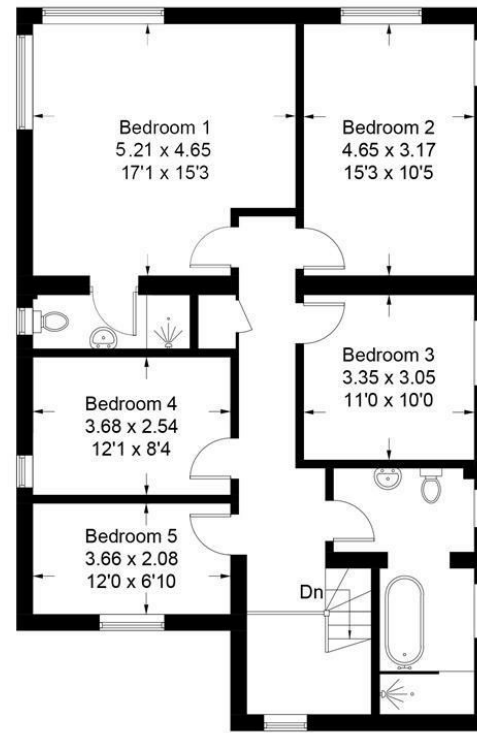
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Approximate Gross Internal Area = 196.1 sq m / 2111 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1085934)



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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







