



Moor View, Aylesbeare, Exeter, Devon





Six detached properties set in 1.96 acres. Plus a detached barn with full planning permission for commercial use.

Summary of accommodation

Main residence with full residential planning permission

Ground Floor: Sitting room/dining room/kitchen | Utility | Principal bedroom with dressing room and en suite bathroom | Three further bedrooms
Family bathroom

Luxury Lodges with planning permission for holiday lets

Fir Lodge: Sitting room/dining room/kitchen | Two bedrooms | Bathroom | Garden store

Magnolia Lodge: Sitting room/dining room/kitchen | Cloakroom | Three bedrooms, one en suite | Bathroom

Mimosa Lodge: Sitting room/dining room/kitchen | Cloakroom | Three bedrooms, one en suite | Bathroom

Oak Lodge: Sitting room/dining room/kitchen | Cloakroom | Three bedrooms, one en suite | Bathroom

Manager's Lodge | Five berth caravan site | Detached barn with full planning permission for commercial use

Set in approximately 1.96 acres

Distances

Exeter Airport 4.5 miles (1 hour to London City Airport), M5 (Jct 29) 6.3 miles, Exeter city centre 8.5 miles

Exeter St. David's station 9.8 miles (2 hours to London Paddington)

(All distances and times are approximate)



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Location

The site is set in a rural location close to the small village of Aylesbeare yet within easy reach of the popular city of Exeter. Aylesbeare has a village hall and a parish church, while the villages of Woodbury Salterton and West Hill nearby provide a choice of everyday amenities.

These include a pub and a primary school in Woodbury Salterton, while West Hill has a village hall, a convenience store and a primary school.

Exmouth, Sidmouth and Ottery St. Mary offer further facilities including shops, supermarkets, and schooling, while eight miles to the west, Exeter provides a wide range of amenities and a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants. Exeter also offers a fine selection of schools and is home to one of the country's most well-regarded universities. Aylesbeare lies close to the East Devon Area of Outstanding Natural Beauty, and several stunning sandy beaches.

The South West Coast Path is less than 10 miles away, while there are several excellent golf courses available nearby and sailing is accessible at Topsham seven miles away. The area offers excellent transport links and Exeter's four mainline train stations are all within eight miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington.



The A30 and M5 lead to the national motorway network providing convenient road links with Exeter Airport, just over four miles away, offering both local and international flights.

The property

This beautiful holiday site is set in an idyllic East Devon setting and features a four-bedroom main residence, a second cottage, four lodges with holiday let permission, a five-berth caravan site and a manager's lodge, as well as beautiful grounds and detached barn with full planning permission for commercial use.

The main house is a stunning detached home offering highly attractive living and entertaining space, with plenty of natural light, exposed timber and high-quality fittings.

The main reception room is the 31ft open-plan sitting room, dining room and kitchen, which has a vaulted ceiling and full-height panoramic windows across two aspects, flooding the space with sunlight. The open-plan layout is ideal for entertaining and features a splendid kitchen with bespoke wooden cabinetry and an AGA.

All four bedrooms are accessible on the ground level. These include the spacious principal bedroom with its dressing room and en suite bathroom. The three additional bedrooms are all south-facing with doors opening onto the garden, and all have access to the family bathroom.

The four holiday cottages have the same layout and the same stylish modern design. They include Magnolia Lodge, Mimosa Lodge and Oak Lodge, with each featuring timber cladding and impressive full-height windows. They offer open-plan kitchens and living areas and upstairs, three bedrooms (one of which is en suite), and family bathrooms.

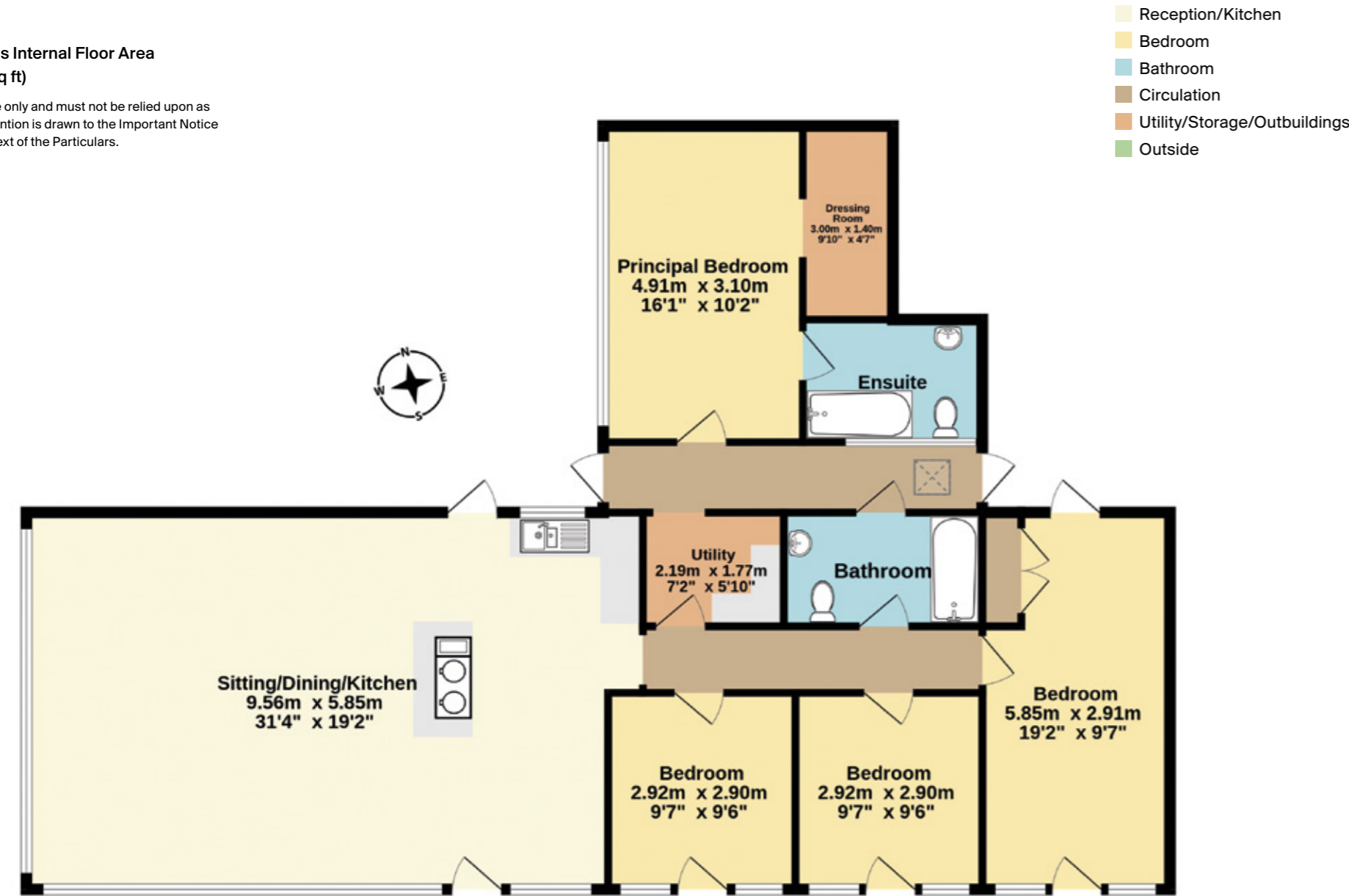
Fir Lodge is an additional two-bedroom rental property, which is arranged across a single level and features a 39ft open-plan living space with full-height windows offering views across the surrounding fields. There is also a well-equipped kitchen with sleek, contemporary units, a central island with a breakfast bar, integrated appliances and an AGA.



Moor View

Approximate Gross Internal Floor Area
134.8 sq m (1451 sq ft)

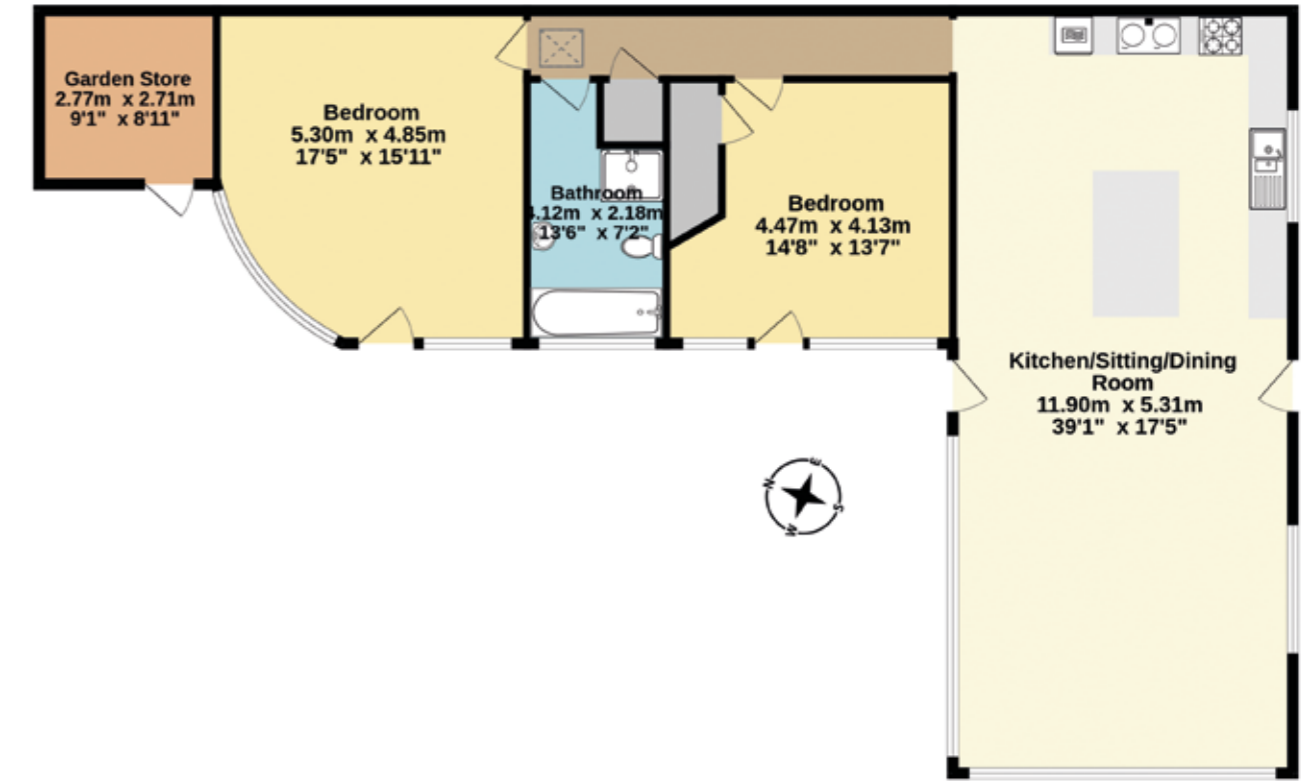
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fir Lodge

Approximate Gross Internal Floor Area
134.8 sq m (1451 sq ft)

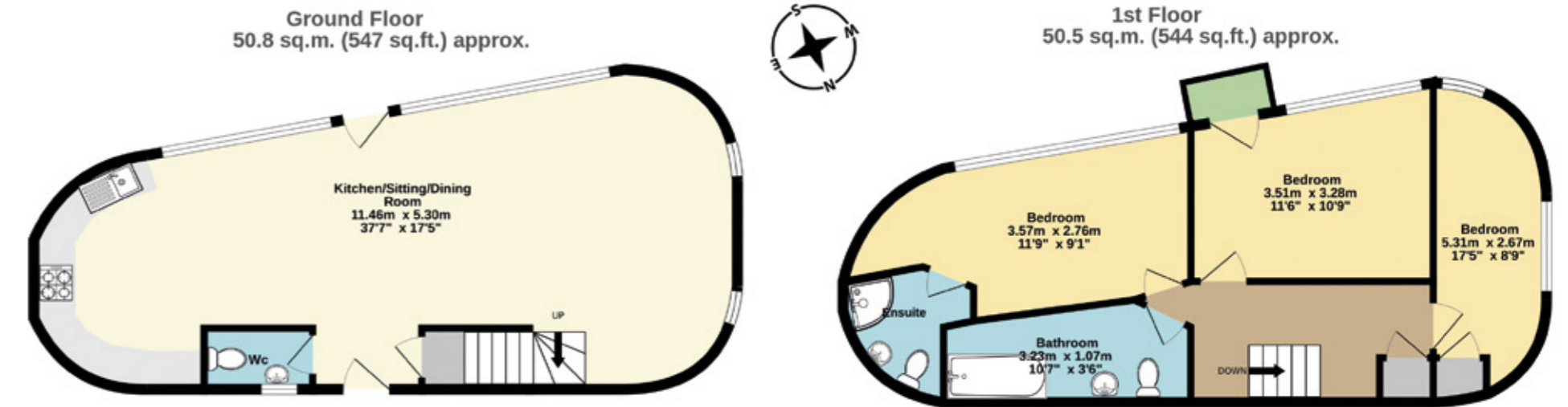
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Magnolia Lodge

Approximate Gross Internal Floor Area
101.3 sq m (1091 sq ft) (Identical layout for Mimosa Lodge & Oak Lodge)

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Garden and grounds

The properties are all set within 1.8 acres of delightful gardens and grounds, with views across the surrounding fields. The gravel driveway provides parking space for residents and guests alike, while the gardens include areas of lawn, meadows and various established shrubs, hedgerows and trees. The site includes five fully serviced caravan pitches with level, gravel hard standing and individual waste outlets.

Directions

Postcode: EX5 2JS

what3words: ///fabric.slowness.junction

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band B

EPC Ratings: Moorview – D (67), Fir Lodge – B (86), Magnolia Lodge – B (87),

Mimosa Lodge – B (84), Oak Lodge – B (87), Manager's Lodge – Unknown

Guide Price: £1,950,000

Agents Note: The property has a field available by separate negotiation, please contact the negotiator if interested.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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