



Hidden Oak



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Aylesbeare, Exeter, EX5 2JP

M5 junction 30 (5.4 miles), Exeter city centre (9.7 miles),
Sidmouth (6.5 miles)

A unique opportunity to purchase a former pub converted around 4 years ago into a retail show room with cafe, offices and 2 bedroom managers flat set in grounds of just under 1 acre.

- A unique opportunity to purchase a former pub converted into retail show room with cafe
- 2 Bedroom first floor managers apartment
- Grounds of just under 1 acre
- Range of outbuildings
- Potential for residential development subject to planning
- Prominent location
- Large parking area
- Current EPC for flat: F
- Council tax for the flat band A.

Guide Price £695,000

SITUATION

Hidden Oak Equine and Country Cafe was converted from the former Half-Way Inn around 4 years ago, and is located in a prominent position on the junction of the A3052 and B3180 around half way between Exeter and Sidmouth on the edge of the village of Aylesbeare. Aylesbeare offers a church, village hall and pub, whilst the popular town of Ottery St Mary is nearby with the renowned Kings School secondary school. 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.

ACCOMMODATION

On the ground floor is a large reception/retail space with adjoining utility room and W.C. Beyond is a second retail space with stairs leading to the first floor, doors into a cafe area with beautiful views in the direction of the Haldon Hills and steps down to a fully fitted commercial kitchen. On the first floor is a two bedroom apartment with sitting room and shower room and there are two further rooms used as an office of storage.



PLANNING

The current use was granted by consent ref. 21/2835/FUL which also grants consent for replacement of the existing open-fronted storage building with a larger storage unit (consent understood to be without expiry due to part-implementation).

BUSINESS RATES

Assessed as Shop & Premises with a rateable value of £27,750. The rates payable in the year 2026/27 are understood to be £10,600.50 before any applicable reliefs. The flat is assessed for Council Tax in band A. VAT will be charged on the purchase price/rent at the standard rate where applicable

SERVICES

Current flat council tax band: A

Tenure: Freehold

Utilities: Mains electricity, gas and water

Drainage: Private drainage Plant – fully serviced. Soakaway in the copse opposite which is leased from Clinton Devon for £850 per year

Heating: Mix of Electric and Central Heating - New Boiler and fully replumbed and wired in 2022

Standard and Superfast broadband available. O2, Three, EE and Vodafone mobile networks available (Ofcom).

OUTSIDE

The premises sits on a large plot of just under 1 acre which is mainly carparking. There are two detached buildings that could be used as an office space, a range of outbuildings and to the North an area of lawn which could, subject to planning be suitable for residential development.

DIRECTIONS

What Three Words - [///early.achieving.imprinted](https://www.what3words.com/early.achieving.imprinted)

Postcode - EX5 2JP



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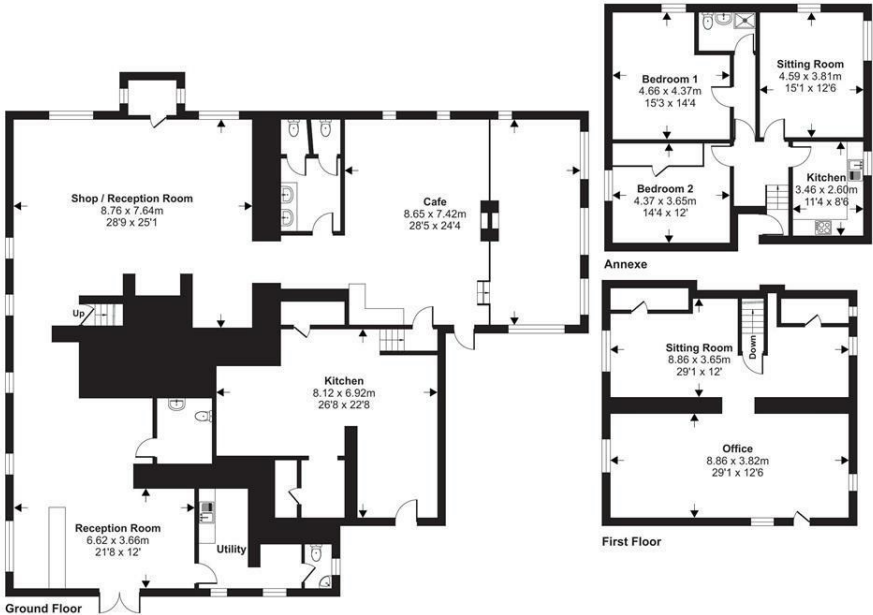


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 3997 sq ft / 371.3 sq m
Annexe = 809 sq ft / 75.1 sq m
Total = 4806 sq ft / 446.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1510829