



Rill Farm, Aylesbeare, Devon

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Rill Farm

Aylesbeare, Exeter, Devon

EX5 2BP

A charming period farmhouse with seven bedrooms and substantial outbuildings, in an idyllic East Devon setting.

M5 (Jct 29) 4.3 miles, Cranbrook station 4.8 miles, Ottery St. Mary 5.2 miles, Exeter city centre 7.0 miles

Sitting room | Dining room | Kitchen/breakfast room | Utility | Larder | Office | Conservatory
Cloakroom | Seven bedrooms | Two bathrooms
Two WCs | Lean to | Outbuildings including former milking parlour and feed store | Log store
Stores | Gardens & grounds of approximately 0.65 acres in total | EPC rating F

The property

Rill Farm is a detached farmhouse that provides more than 3,500 sq. ft. of light-filled and versatile accommodation, with traditional styling and a wealth of period character throughout. The property benefits from numerous outbuildings with development potential subject to the necessary consents and enjoys a peaceful rural position with countryside views.

The two main reception rooms are the sitting room and dining room, both of which are well-proportioned and welcome plenty of natural light through a dual-aspect to the front and rear. The sitting room has a brick-built fireplace, while the dining room has a lovely fireplace suitable for a wood/oil-burning stove. Also on the ground floor is a sunny conservatory, as well as extensive space for storage and appliances in the large utility room and larder, both of which offer the potential for development, subject to the necessary consents. The kitchen/breakfast room has fitted units to base and wall level, a range cooker, integrated appliances and space for a large breakfast table. Also on the ground floor is a useful cloakroom and an office.

Two separate staircases lead to the first floor accommodation where there are seven bedrooms. Three of the first-floor bedrooms have their own washbasins, with two sharing a Jack and Jill bathroom and one benefitting from its own access to the family bathroom. The first floor also has two separate WCs. The property provides flexible accommodation options and offers annexe potential.

Outside

The farmhouse has an attractive front garden with well-maintained lawns and a central paved pathway, with rose bushes either side and colourful border flowerbeds. To the side of the property, outside the yard, there is a 42ft lean to and a grassy paddock, measuring approximately a quarter of an acre, bordered by post and rail fencing and mature hedgerow. At the rear of the house there is a small walled garden and a large courtyard with raised beds, providing plenty of parking space and access to the outbuildings which include a brick-built former feed store and former milking parlour and several other outbuildings which offer development potential subject to the relevant permissions. Further land is available by separate negotiation.

Location

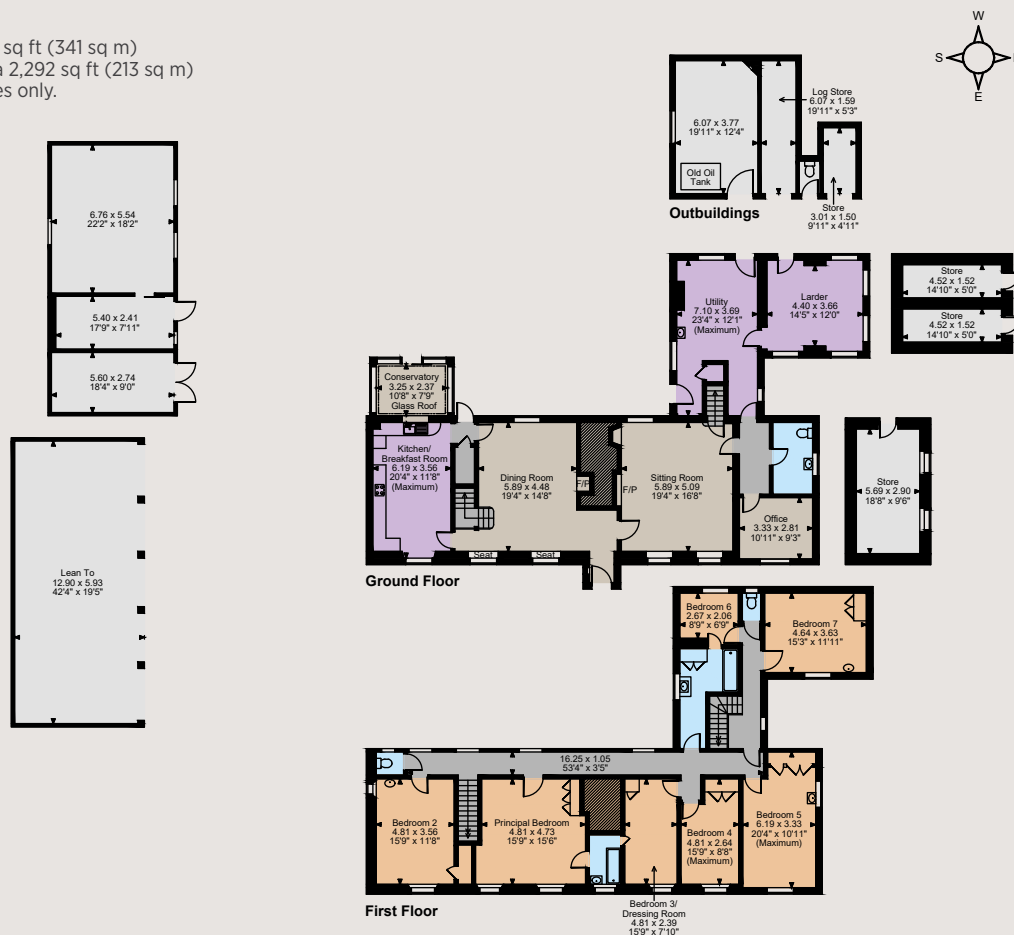
Rill Farm occupies a peaceful rural location, three miles from the popular village of West Hill and seven miles east of Exeter city centre. Aylesbeare has a village hall and a well-regarded country pub called The Nightjar Inn, while West Hill provides several everyday amenities including a local shop, a village hall and a primary school which offers free bus transport, while there is further good primary schooling available in the surrounding villages. Secondary schooling is available in the nearby village of Ottery St. Mary, at the outstanding-rated King's School which also offers free bus transport. Exeter is 7 miles away and is the most thriving city in the South West offering a wide choice of cultural activities with theatres, the museum, an arts centre, a wealth of good shopping and restaurants and excellent schooling. The property is well positioned with national parks of Exmoor and Dartmoor and the World Heritage Jurassic Coastline all easily accessible.





Floorplans

House internal area 3,674 sq ft (341 sq m)
Outbuildings internal area 2,292 sq ft (213 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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For transport, rail services are available from the village of Cranbrook, which offers direct services to London Waterloo and Exeter St. David's. There are also strong road links in the area, with the A30 and the M5 both within four miles. Exeter airport is just 2 miles away and offers flights to international and domestic destinations.

Directions

From Exeter, head to junction 29 of the M5 and continue on the A30 towards Honiton. Leave at the next exit for Cranbrook and Exeter Airport, then take the third exit at the roundabout onto the B3184. Continue for 2.7 miles, then turn right, following the sign for Rosamond Ford and Perkins Village. You will find the property on the right.

General

Local Authority: East Devon District Council
Services: Mains electricity, water and drainage. Oil-fired central heating.

Council Tax: Band G

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £899,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

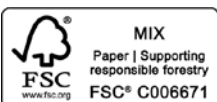
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