



Great Halls, Village Way, Aylesbeare, Devon

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**STRUTT
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Great Halls

Village Way, Aylesbeare, Devon EX5 2FD

An exceptional country home with six barn conversions, set in a popular East Devon location just 8 miles from Exeter. Available as a whole or as Lot 1, comprising the main house and Halls Loft.

Ottery St. Mary 6 miles, Exeter 8 miles

Main house: Drawing room | Sitting room
Conservatory | Dining room | Kitchen | Utility
Principal bedroom with en suite shower room
3 Further bedrooms, 2 en suite | Office/bedroom
5 | Shower room | Games room

Stores | Courtyard | Gardens | Private driveway
with ample parking | EPC: D

Halls Loft: Kitchen/breakfast room | Principal
bedroom with en suite shower room | 1 Further
bedroom | Bathroom | EPC: C

Halls Yard 1: Sitting room | Kitchen | 2 Bedrooms
Bathroom | Patio garden | EPC: C

Halls Yard 2: Sitting room | Kitchen | 2
Bedrooms | Bathroom | Patio garden | EPC: C

Halls Linhay: Sitting room | Office/bedroom 2
Kitchen | Bedroom 1 | Bathroom | EPC: C

Hallsend: Sitting room | Kitchen | 2 Bedrooms
Bathroom | EPC: C

Halls Barn: Sitting room | Kitchen | 3 Bedrooms,
one with en suite shower room | Bathroom
Patio garden | EPC: E

The property

Great Halls is a wonderful period property with an impressive complex of six barn conversions which are currently successfully let to provide

a significant income. The property is available as a whole or as Lot 1, which includes the main house, garden and Halls Loft (one of the barn conversions).

The main house is thought to be around 500 years old and the more recent part is about 300 years old. The original dwelling was a tied farmer's cottage and the remainder of the house was added later. The accommodation has been very well maintained, with double glazing throughout, featuring highly attractive period features including original fireplaces, ceiling corning and sash windows.

The ground floor has three spacious, flexible reception rooms including the well-proportioned drawing room with its open fireplace and bespoke fitted shelving. Double doors lead to the conservatory, which opens out to the wonderful rear courtyard via French doors. There is also a sitting room with an impressive brick-built fireplace, fitted with a contemporary wood burning stove, as well as a separate formal dining room. At the rear, the kitchen has a good range of modern fitted units with granite work surfaces, a central island and Bosch appliances including an integrated dishwasher, Fischer and Paykel fridge/freezer, microwave and pantry cupboard. There is an adjoining dining area with a dual aspect, opening onto the courtyard via impressive bifold doors, creating a fabulous seamless indoor to outdoor living space. Upstairs, there are four bedrooms and an office, which could be used as a fifth bedroom if required. The principal bedroom has an en suite shower room, while there are two further en suite bath or shower rooms. There is an additional shower room on the ground floor.

Meanwhile, the six barn conversions are all well-presented and offer between two and three bedrooms each, providing a significant source of regular rental income. They all have fully equipped kitchens and bathrooms. Three of the barn conversions have their own area of patio. Rental figures are available from the vendor's agent on request.





Outside

Entrance and exit to the property is via electric gates at the front of the house. A full CCTV system covers the main house and lets. The block paved driveway provides plenty of parking space, and the mature borders create an impressive welcome. There is an additional parking area for three cars at the rear of the property and access is possible to the pretty rear courtyard with its patio seating area, stores and games room. Parking for the let properties is adjacent to the main house and accessed via a separate paved driveway concealed from the main house. At the far end of the courtyard is a workshop (with Halls Loft above) and beyond here is a large lawned and fenced garden.

Location

Great Halls is situated in the highly sought-after East Devon village of Aylesbeare, just eight miles east of Exeter. Aylesbeare is a charming village with facilities including a village hall with an active community, a 13th century church and a very well-regarded country pub called The Nightjar Inn. Exeter 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 also well positioned for those who enjoy outdoor pursuits with miles of local footpaths to explore and the national parks of Exmoor and Dartmoor within easy reach, as well as the World Heritage Jurassic Coastline.

For transport, rail services are available from Cranbrook and Whimble, which offer 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 2.6 miles away and offers flights to international and domestic destinations.

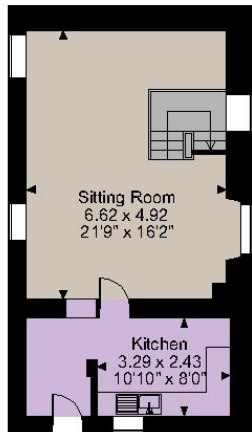
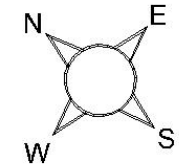




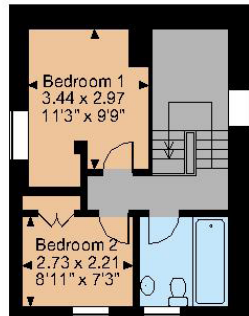


Floorplans

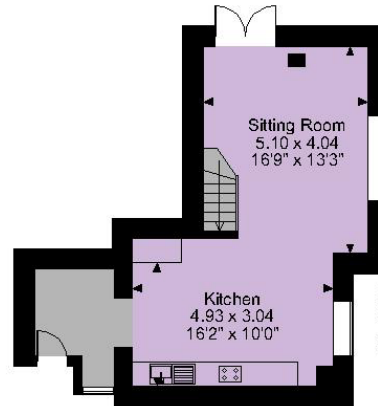
Halls Yard 1 internal area 819 sq ft (76 sq m)
Halls Yard 2 internal area 918 sq ft (85 sq m)
Halls Linhay internal area 768 sq ft (71 sq m)
Hallsend internal area 699 sq ft (65 sq m)
Halls Barn internal area 867 sq ft (81 sq m)
For identification purposes only.



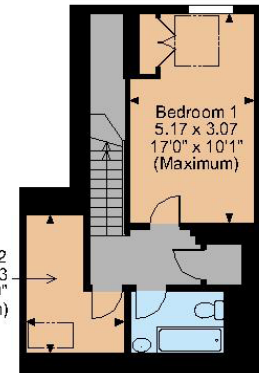
**Halls Yard 1
Ground Floor**



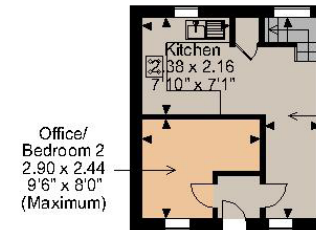
**Halls Yard 1
First Floor**



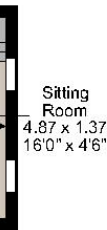
**Halls Yard 2
Ground Floor**



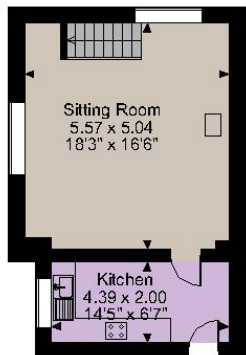
**Halls Yard 2
First Floor**



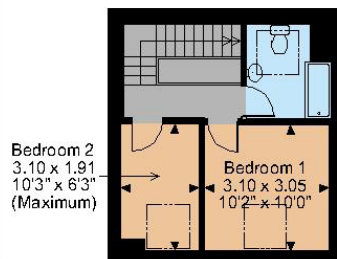
**Halls Linhay
Ground Floor**



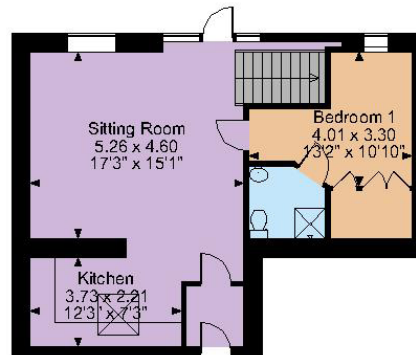
**Halls Linhay
First Floor**



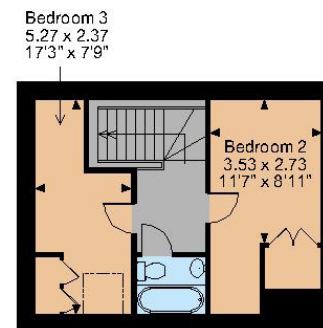
**Hallsend
Ground Floor**



**Hallsend
First Floor**



**Halls Barn
Ground Floor**



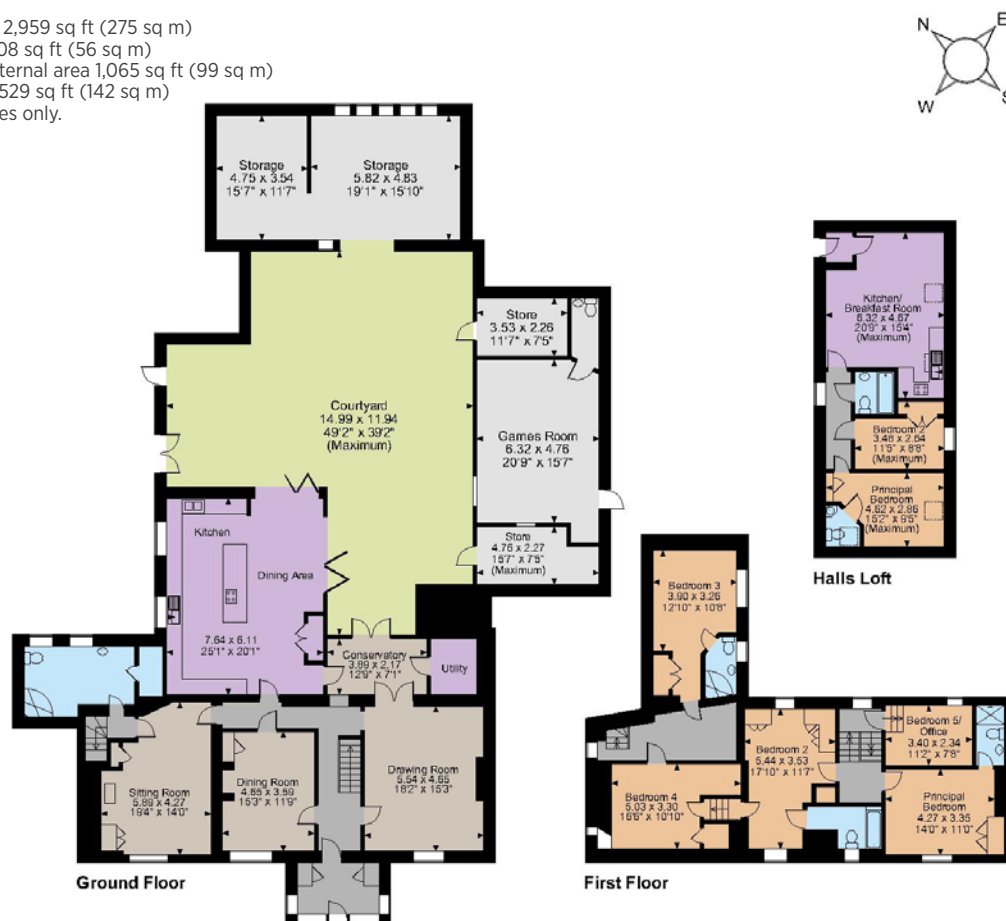
**Halls Barn
First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 2,959 sq ft (275 sq m)
Halls Loft internal area 608 sq ft (56 sq m)
Stores & Games Room internal area 1,065 sq ft (99 sq m)
Balcony external area = 1529 sq ft (142 sq m)
For identification purposes only.



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The area offers a good selection of state schools including West Hill Primary School (rated Outstanding by Ofsted), Cranbrook Education Campus, The King's School (Ofsted 'Outstanding'), Exeter College (Ofsted 'Outstanding') as well as Colyton Grammar. Noted independent schools include Exeter, The New School, The Maynard, Exeter Cathedral School, St. Peter's and St. John's.

Directions

The postcode of the property is EX5 2FD.

What3Words///stuffing.perfected.reverses brings you to the property's driveway.

General

Local Authority: East Devon District Council.

Services: Mains electricity, water and drainage.

Underfloor heating in kitchen and one bathroom in main house. Each of the barn conversions is on their own separate meter and they all have holiday let/long term let planning permission.

Council Tax: Band G

Tenure: Freehold

Guide Price: Offers in excess of £1,550,000 for the whole. Offers in excess of £1,000,000 for Lot 1.

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

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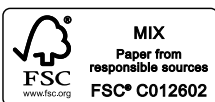
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