

The Old Dairy

STAGS

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Aylesbeare, Exeter, Devon, EX5 2LD

Exeter city centre (9.3 miles), M5 junction 30 (4.8 miles), Greendale Farm shop (2 miles)

A charming 2 bedrooms barn conversion located in the East Devon countryside with a lovely garden, off road parking and a garage.

- Attractive barn conversion development
- Period features throughout
- Two double bedrooms
- Attached garage and off road parking
- Freehold
- Lovely sitting room with wood burner and exposed beams
- Modern kitchen/dining room with access into the garden
- Impressive modern bathroom suite
- Good sized garden with large patio
- Current council tax band: E

Guide Price £425,000

SITUATION

The Old Dairy is situated on the outskirts of the popular village of Aylesbeare, which 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

This property offers spacious accommodation, seamlessly blending modern comfort with charming character features. The kitchen/diner is fitted with contemporary units, providing ample storage space and an electric oven, and enjoys lovely views with direct access to the rear garden. The sitting room features vaulted ceilings, a woodburning stove, and patio doors leading to the gardens. The master suite is a peaceful retreat, complete with an ensuite shower room and a range of fitted storage. Bedroom 2 is also well-proportioned and is conveniently located near the family bathroom, just off the hallway.







OUTSIDE

The gardens are both charming and incredibly private, predominantly laid to lawn and beautifully complemented by a variety of mature shrubs and flowers. At one end, a delightful patio area offers the perfect spot for outdoor dining and relaxation.

The property also benefits from an attached garage and allocated parking, ensuring convenience and storage.

SERVICES

Current Council Tax: E
Utilities: Mains electric and water.
Drainage: Private drainage
Heating: LPG heating and wood burner
Tenure: Freehold
Standard broadband available. EE, O2 and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter and the M5 motorway, head east on the A3052 towards Sidmouth and after 5 miles turn left onto Harp Lane. Proceed along Harp Lane and at the grass triangle bear left. Continue along the lane into the barn complex and The Old Dairy is on the right.

AGENTS NOTE

Please note, there is management charge for shared maintenance of £500 per year currently.

There is a covenant stating that you are not allowed to park a car directly in front of the garage.



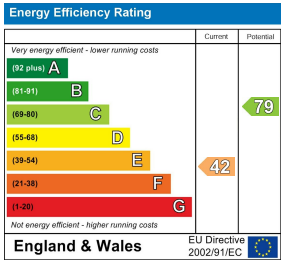




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