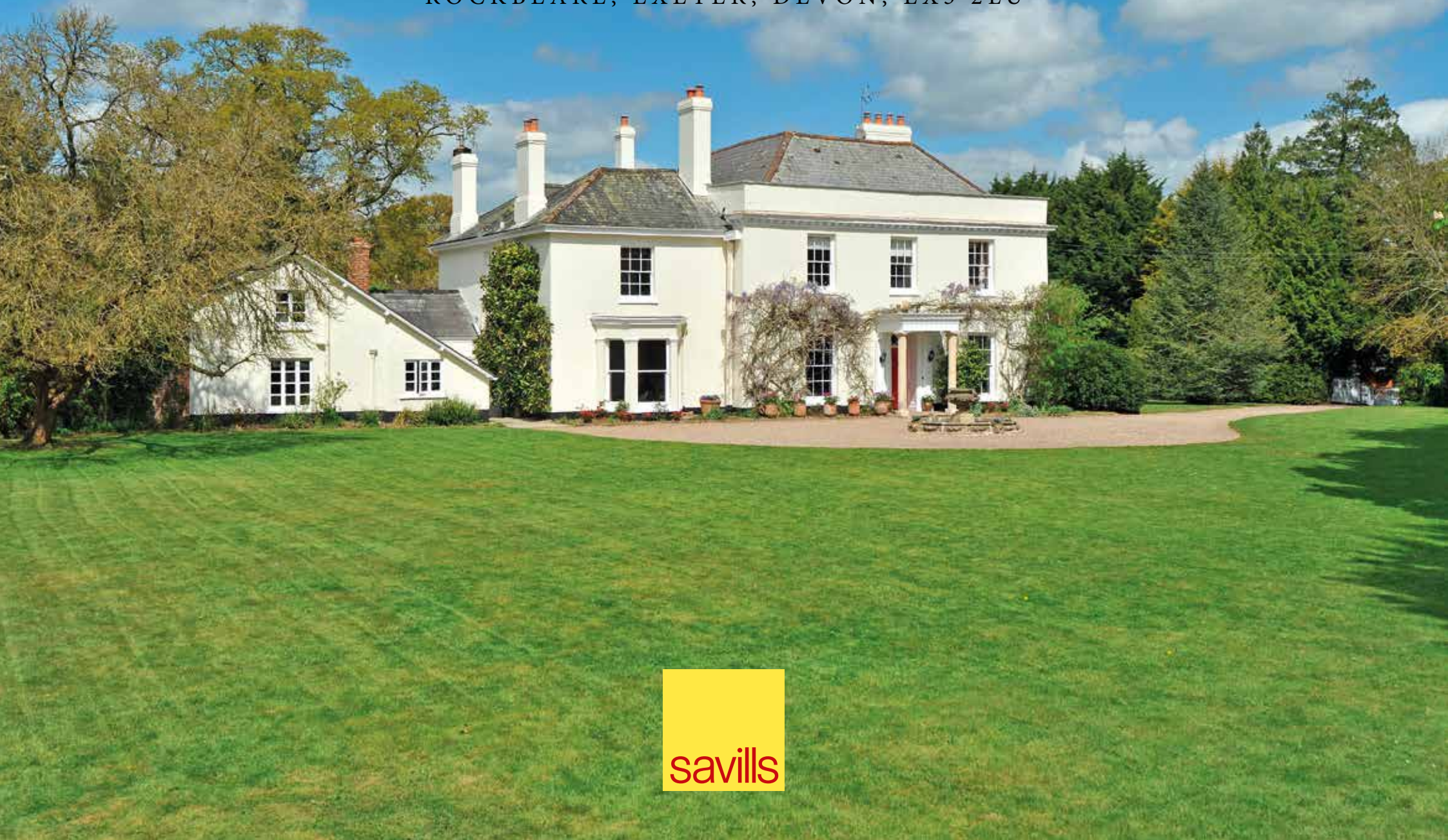


WESTCOTT HOUSE

ROCKBEARE, EXETER, DEVON, EX5 2LU







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A classic Grade II listed Georgian house with a cottage and separate annexe set in beautiful gardens

Exeter Airport, M5 and A30: about 2 miles • Exeter City Centre about 7 miles • Honiton about 10 miles • Sidmouth about 7 miles

House

Entrance hall/reception room, living room, dining room, morning room, kitchen/breakfast room, utility room, cloakroom and WC

1st floor master en suite bedroom, 3 large double en suite bedrooms, 1 further double bedroom and family bathroom

2nd floor bedroom/games room

Cottage

Ground floor living room, kitchen and en suite double bedroom

1st floor double bedroom and family bathroom

Coach House

Self-contained annexe and double garage

Gardens and Grounds

Landscaped gardens and grounds with orchard and grass tennis court

Selection of traditional and modern outbuildings

In all about 2.5 acres

EPC - Exempt



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SITUATION

Set in lovely countryside, the property is situated between the villages of Aylesbeare and Rockbeare in a convenient location to the East of the city of Exeter. Rockbeare has a church, an excellent primary school, a post office and a village hall. There are many pretty villages in the locality and the long sandy beach at Exmouth is only eight miles away. Exeter has a fantastic selection of shopping and leisure facilities, including the Princesshay Shopping Centre, a John Lewis department store and a Waitrose.

Communication links to the area are excellent, with the A30 dual carriageway connecting to the M5 Motorway and A38 only a short drive away. Exeter has two mainline railway stations providing regular services to London and there is also a station at nearby Cranbrook, providing a direct link to Exeter and London. Exeter International Airport is about two miles away, providing regular flights to UK and International destinations including a daily commuter flight to London City Airport.

DESCRIPTION

Westcott House is a stunning Grade II Listed Georgian house, with a beautiful mature wisteria creeping up the rendered front elevation. It stands in immaculate gardens and grounds of about 2.5 acres and in recent years the house has been meticulously refurbished throughout by the present owner. The property has been beautifully styled to blend modern facilities with period features and there are wooden floors and open fireplaces in most of the rooms. In addition to the accommodation in the main house, there is an adjoining two bedroomed cottage and a detached coach house with a self-contained first floor annexe and garage, plus a generous selection of useful outbuildings.

In recent years, the house has become established as a popular place to visit for holidays and long weekends, generating the present owner an annual income in excess of £100,000. The property provides an opportunity to purchase an exciting investment prospect, or equally it could be used as a wonderful family home.





THE HOUSE

From the sweeping gravel driveway, a pillared entrance porch leads to an impressive entrance hall/reception room with an open fireplace and a staircase leading to the first floor. The grand dining room has an open fireplace, as has the sunny, dual aspect morning room. The large, south facing living room has a bay window and an open fireplace and there is a door to the rear hallway which has a secondary staircase leading to the first floor. The kitchen/breakfast room has an oil-fired Rayburn, a granite

work-surface, wooden units and a larder. Towards the back of the house there is also a utility room, cloakroom and WC.

There are five double bedrooms on the first floor. The master bedroom has an en suite shower/bathroom. Two bedrooms share a Jack and Jill bathroom and there is a further en suite bedroom. The fifth bedroom shares a family bathroom with the second-floor bedroom which is currently set up in a dormitory arrangement.





THE COTTAGE

Attached to the main house is a self-contained cottage which has an interconnecting door to a lobby leading to the house kitchen. It has a main entrance from a rear courtyard which is accessed by a second driveway to the property. On the ground floor, there is a modern kitchen, a large living room and a ground floor bedroom with an en suite shower room. On the first floor, there is a further double bedroom and a bathroom. The property has oak beams and wooden floors throughout and has been newly decorated.

The Cottage



The Cottage



The Cottage





THE COACH HOUSE

The Coach House is a two storey building built mainly of brick under a tiled roof. On the ground floor is a large garage with space for a studio or gym if desired. A staircase leads up the side of the Coach House to the first floor, where a door opens to a bright and spacious one bedroomed annex which has wooden floors throughout.

OUTBUILDINGS

There is a generous selection of traditional brick outbuildings, including former stables that are currently utilised as workshops and log and garden stores. Behind these is a modern four bay open fronted implement shed.



GARDENS AND GROUNDS

The gardens and grounds are a delight and extend around the property. The house is approached along a sweeping gravel driveway to a turning area in front of the house with a central fountain. Level lawns lead out to the front garden interspersed with an array of mature trees and shrubs including a large mulberry tree and horse chestnuts, all bordered by a laurel hedge.

The lawns extend around one side of the house to further gardens at the rear contained within mature beech and yew hedges. Beyond is an orchard surrounded by a purple plum hedge, which in turn leads through to a grass tennis court, itself bounded by a high leylandii hedge with a walnut tree in one corner.

A separate back drive leads to a further parking area in a courtyard between Westcott House, Westcott Cottage and the Coach House. Behind the Coach House is a further small orchard.

SERVICES

Mains electricity and water. Private drainage system. Oil fired central heating to the main house. Both the annexe and Coach House are served by independent oil fired boilers and oil tanks.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but are available by separate negotiation.

DIRECTIONS

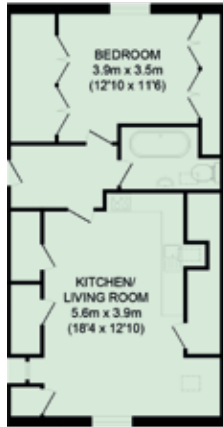
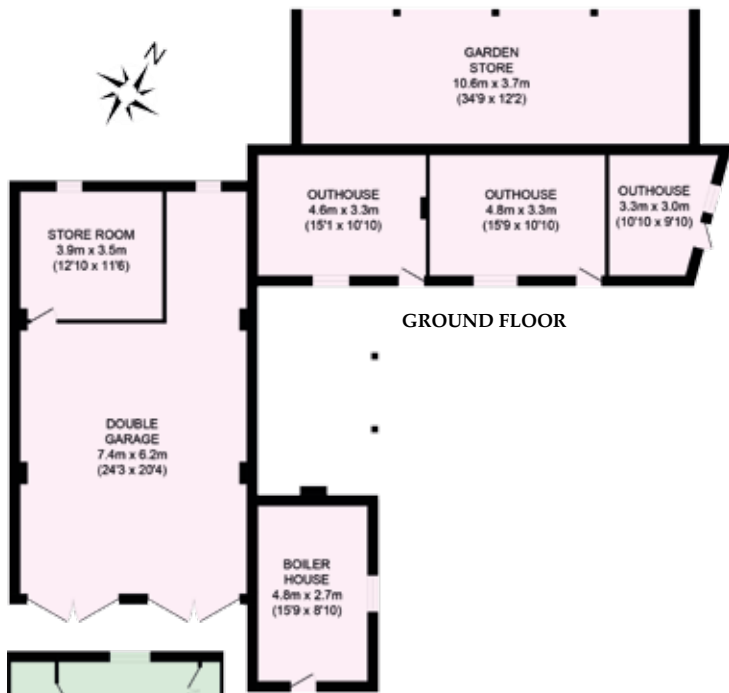
From Exeter/junction 29 of the M5 take the A30 towards Exeter Airport. Take the B1834 airport turn off the A30 and follow the signs all the way to the airport. When the landing strip is on the right and the car parks are on the left, turn left at the traffic lights signed to the airport. Go past the airport entrance and proceed for about 5 minutes. Go over a bridge over the A30 and round a bend then follow signs for Westcott House.

VIEWINGS

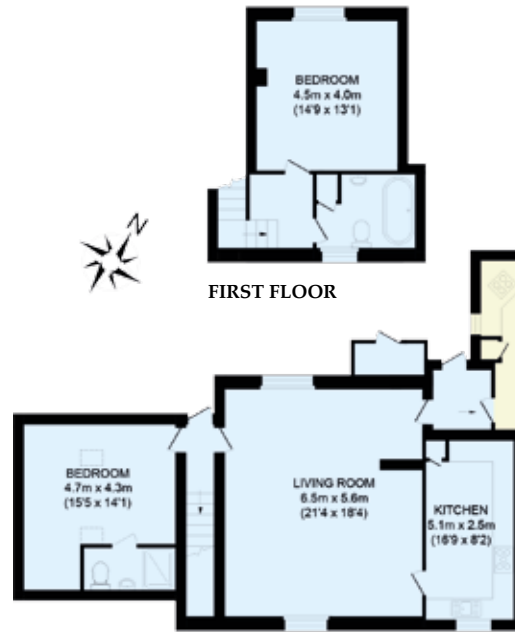
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



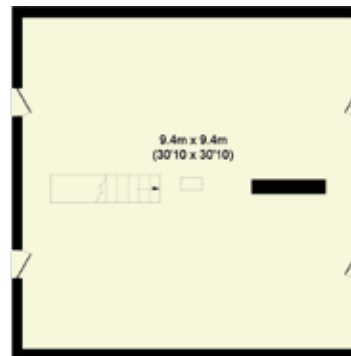
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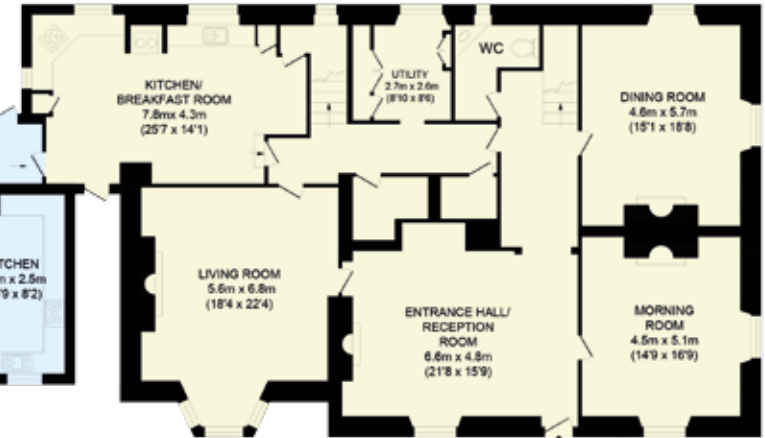
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

- House: 484.2 Sq.M - (5212 Sq.Ft)
- Cottage: 97.3 Sq.M - (1047 Sq.Ft)
- First Floor Annexe: 62.3 Sq.M - (670 Sq.Ft)
- Outbuildings: 297.1 Sq.M - (3198 Sq.Ft)

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