



STAGS

Nutwalls Cottage



Nutwalls Cottage

Harp Lane, Aylesbeare, Exeter, EX5 2JN

Exeter 8.5 miles Sidmouth 7 miles Budleigh Salterton 8 miles

- Beautiful rural surroundings
- A fine Grade II Listed thatched cottage
- Updated and extended by the current owners
- 3 Acres of grounds including woodland
- Outbuildings
- Extensive vegetable, fruit and flower beds

Guide price £600,000

SITUATION

The property is situated half a mile from the village of Aylesbeare. Aylesbeare is on the northern side of the East Devon Pebblebed Heathlands, locally known as Woodbury Common, the heathlands are made up of 8 parish commons, including Aylesbeare Common. The village has a popular gastro pub, The Night Jar Inn. There is good access to Exeter, the A30 dual carriageway and M5 motorway, Exeter International Airport and the World Heritage coastline to the south.

DESCRIPTION

Nutwalls Cottage is the ideal rural retreat offering a fine extended Grade II Listed thatched cottage set in 3 acres of stunning grounds while only a short commute to Exeter City and the coast. This tranquil setting has meandering paths through the woodland, extensive grassed areas and exceptional vegetable, fruit and flower beds. There are various timber outbuildings including a workshop, pool house and summerhouse.

ACCOMMODATION

To the front of the property an entrance porch opens into an inviting sitting room, with two front aspect windows,



An exquisite Grade II Listed thatched cottage set in 3 acres of stunning grounds in rural East Devon





fireplace with bread oven and inset gas-fed stove, stairs to the first floor and oak flooring. A rear boot room has a stable door to the rear of the cottage and a shower room off. The striking kitchen has a dual aspect and a wonderful light lantern, cottage-style units, butler sink, electric oven and hob, space for appliances, solid fuel Stanley stove and a door leading out. The extended section of the cottage provides a stylish second reception room with a dual aspect, two doors leading out to the garden, a wood burner and log store, spiral stairs to the first floor and oak flooring. The master bedroom sits above this reception room with a charming Juliette balcony and fitted wardrobes. Adjacent to the bedroom is a shower room. Above the sitting room in the original cottage are two bedrooms with front aspect windows and views over the cottage garden.

THE GROUNDS

To the front of the cottage is a charming enclosed garden with areas of lawn, tall perimeter hedging and a generous timber dual aspect summerhouse with power and light. The gardens to the rear provide areas of lawn, parking, paved patios, raised flowerbeds and a timber workshop.

Further to the rear is a productive fruit and vegetable plot including a polytunnel, greenhouse and timber sheds. The grounds extend out with ponds and woodland areas with meandering paths and two enclosed chicken runs. Long stretches of lawn with established perimeter hedging. A break in the lawns offers a large pond with a substantial timber outbuilding with power and light plus shower room known as the Pool House. Beyond provides further areas of grass, planted flowerbeds and a variety of fruit trees. These grounds offer the perfect escape with wildlife on your doorstep and the opportunity to enhance your technique in growing a wide range of produce for your kitchen.

SERVICES

Mains electricity. Mains water. Private drainage. Solid fuel central heating. Solar panels.

DIRECTIONS

From Exeter and the M5 motorway, head east on the Sidmouth Road/A3052. After 5 miles turn left onto Harp Lane. Proceed on Harp Lane for approximately 300 meters where the property is located on the right.





These particulars are a guide only and should not be relied upon for any purpose.



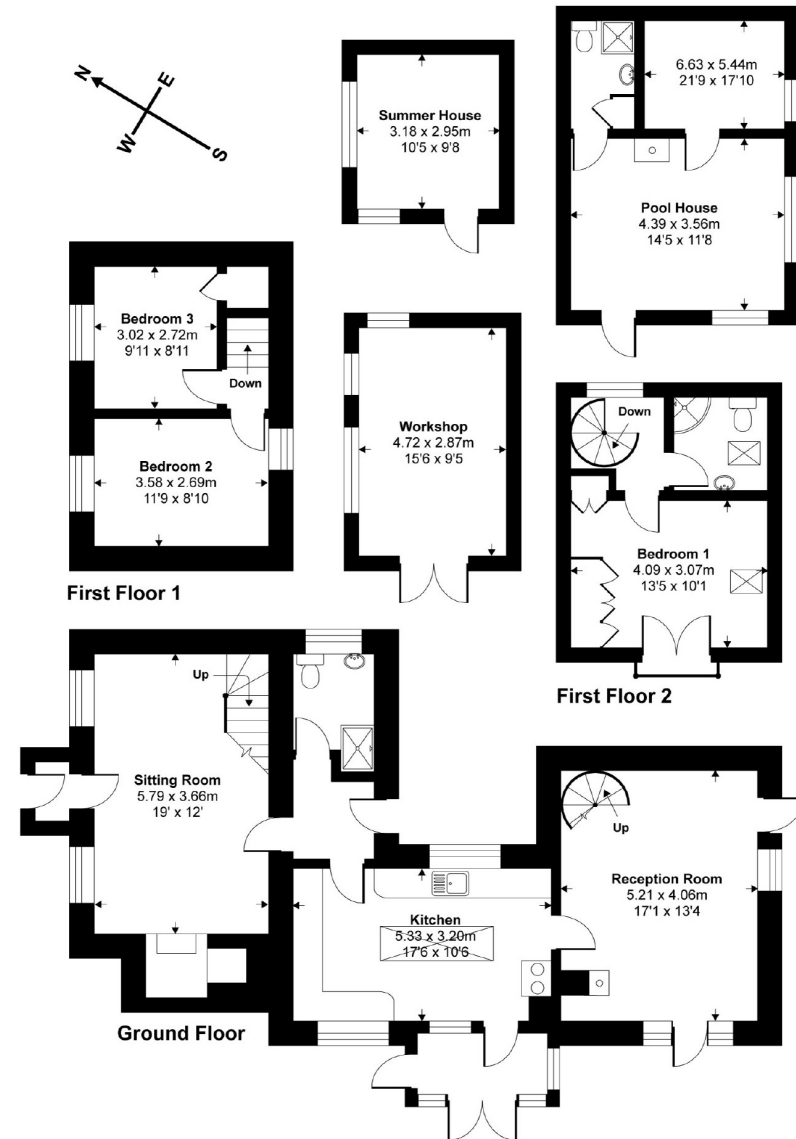
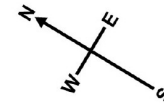
Stags

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Approx. Gross Internal Floor Area
118.6 Sq Metres 1277 Sq Ft (Excludes Outbuildings)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale