



S C O T T S P O L L A R D

Scotts Pollard

Aylesbeare, Exeter EX5 2DE

Ottery St Mary 3 miles • A30 dual carriageway 3 miles
Exeter 11 miles

A well-equipped equestrian property in a rural location close to Aylesbeare Common, with from 9 to 18 acres

- 4 bedroom detached house for improvement / alteration
- Delightful rural location
- Indoor school, 9 boxes in two yards, general purpose buildings, lorry barn
- Quality level grazing land





Lot 1



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@StagsProperty

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Situation

Scotts Pollard is situated in a wonderful rural location between the villages of Aylesbeare and West Hill. It is set towards the end of a long access track which serves only one other property. West Hill (3 miles) provides local facilities and an excellent primary school whilst just beyond is the popular town of Otter St Mary. Aylesbeare has a church, village hall and pub. We understand that the property lies within the catchment of the excellent West Hill Primary School and the renowned Kings School.

Nearby is Aylesbeare Common whilst just beyond are the other commons of East Devon including Woodbury Common providing wonderful riding and walking countryside. The south coast is within a reasonable distance at Sidmouth.

Introduction

Scotts Pollard has for many years been used as a successful equestrian property / riding school and it offers wonderful potential for many forms of equestrian uses, subject to the necessary consents. There is a compact detached house in need of improvement which occupies a wonderful location with potential for development / extension / replacement, subject to the necessary consents. The buildings provide excellent facilities for equestrian purposes with the property being offered with a variable acreage to suit purchasers' requirements.

The House

The house is believed to have been built in the post war era in a secluded south facing location and is of colourwashed elevations under a man-made slate roof, with later additions. Its outlook is over woodland.

The **garden room / entrance hall** leads to the **inner hall** with staircase to first floor. **Cloakroom** with wc and wash basin. The **kitchen / breakfast room** faces north with a pleasant outlook over the farm. Oil-fired Rayburn (unserviceable and disconnected). Door to outside. Sink unit set into worktops under which are a range of cupboards and drawers plus space for appliances. Belling electric cooker. Walk-in **larder** off. The south, east and west facing **sitting**

room is a well-proportioned room with Efel wood burner.

Off the first floor landing is **bedroom 1** with outlook to woodland to the south and across the property and buildings to the east. Built-in wardrobe. **Bedroom 2** is south facing to woodland. Two double wardrobes. The **family bathroom** faces north and east with views over the property and beyond. White suite of bath, wc and wash basin. Airing cupboard with hot water cylinder and immersion heater. **Bedroom 4** has a northerly aspect past oak trees to land beyond. Built-in wardrobe. Door through to **bedroom 3**. A triple aspect room with outlook over the garden to woodland beyond.

Outside

Off the access track there is a parking area with gate to the buildings. The gardens surround the house on the other three sides being laid to lawn with a variety of shrubs and trees, enjoying a high degree of privacy with high hedges.

The Land

The land is mainly level or gently sloping pasture and provides useful grazing. Many of the boundaries have hedges with mature trees, providing a most attractive setting for the property. The land has access off the access track, frontage to the B3180 (Exmouth Road) and also road frontage on the north western boundary, providing excellent access. The principal property amounts to 9.37 acres with more land being available, up to an overall total of 18.67 acres.

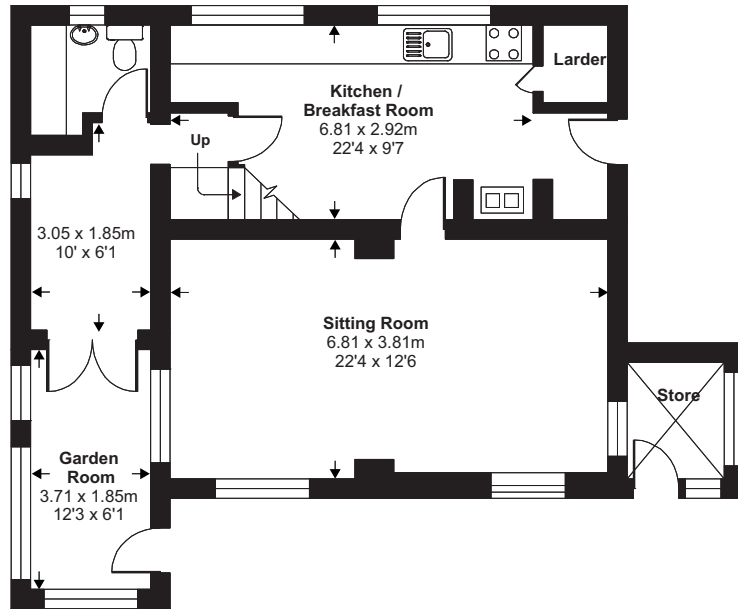
Lot 2

This is the field adjoining the main road of 3.61 acres. Shared water butt with lot 1.

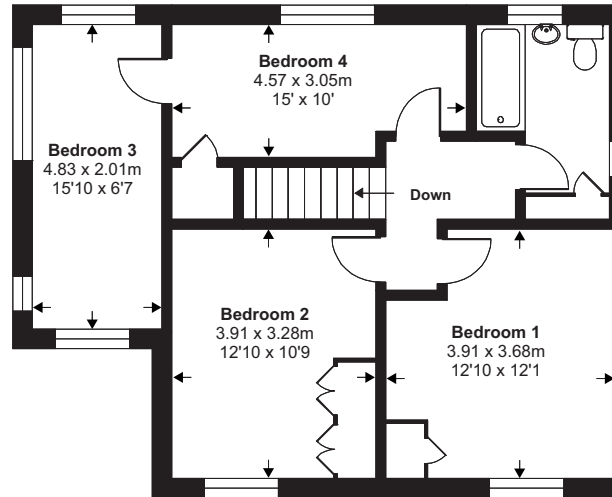
Lot 3

This is two fields on the northern end of the farm with direct road access off Oak Road, totalling 5.68 acres.

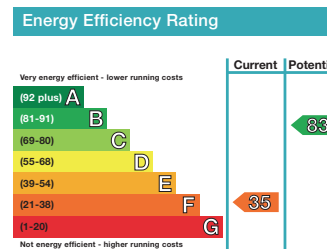
Approx. Gross Internal Floor Area
126.6 Sq Metres 1363 Sq Ft



Ground Floor



First Floor



S C O T T S P O L L A R D

Services

Lot 1 :- Mains water. Mains electricity.
Private drainage. Oil-fired central heating.

Lots 2 & 3:- None connected.

Planning

Planning Permission was previously approved by East Devon District Council for the following consents;

Application No: 14/1587/FUL Demolition of two storey and single storey extension and construction of two storey side extension and construction of roof over existing flat roof extension to rear.

Application No: 15/0303/FUL Construction of conservatory and conversion of outbuilding to car port.

Please refer to the EDDC planning website for further details.

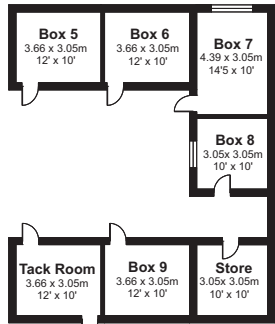
Directions

From the Daisymount junction of the A30 proceed south on the B3180 towards Budleigh Salterton and go past West Hill. After 3 miles, a quarter mile after Tipton Cross (Oak Road), the entrance track to the property is on the right, after the cream house. Go up the track and Scotts Pollard is within a few hundred yards on the right.

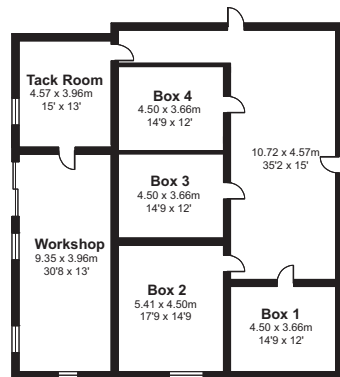
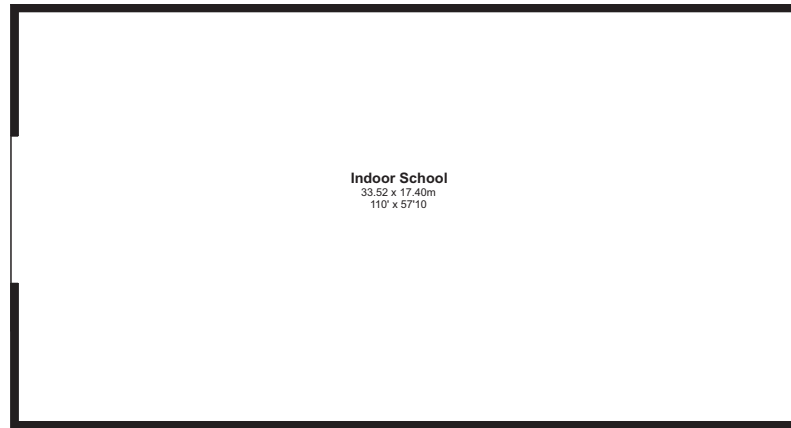
Viewing

Strictly by appointment through Stags on 01392 255202.

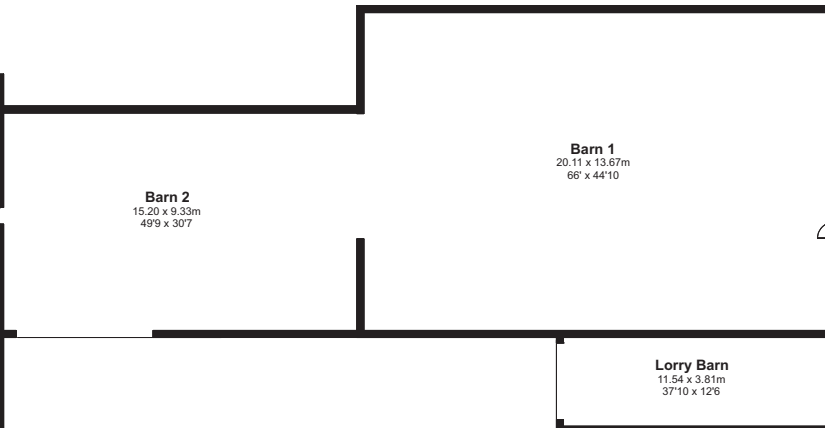
These particulars are a guide only and should not be relied upon for any purposes.



Upper Yard



Lower Yard



O U T B U I L D I N G S

The Buildings

There is a comprehensive range of equestrian buildings that serve the property. Close to the house is a brick and corrugated **workshop / store building** (former shippon). **Lower yard** comprising 4 large concrete block **loose boxes** and **tack room** plus a washing area. **Indoor school** with viewing gallery. Double Devon Contractors **barn** providing hay storage and stalls. Adjoining **open fronted lorry barn**.

The **upper yard** has its own access off the entrance track and is a U-shaped concrete block range comprising **5 boxes**, feed store and tack room.

