



# Houndbeare Court

Oak Road, Aylesbeare, Exeter, Devon, EX5 2DB

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A substantial detached 4-bedroom bungalow (subject to an AOC) set in a delightful country position with circa 7.2 acres

- Spacious hallway with a range of cupboards
- Huge sitting/dining room with patio doors
- Large kitchen/breakfast room
- Cloaks cupboard and cloakroom
- Utility room, pantry, boot room and cloakroom
- Family bathroom
- Detached double garage, stores and boiler room
- Level gardens and a paddock of circa 6.5 acres

Guide Price £695,000

### THE PROPERTY

Houndbears Court is an attractive and very spacious detached bungalow which was built in the early 1980s in connection with Greater Houndbears Farm which was run by the family for many years, and as such, planning permission was granted on the basis of the property having an Agricultural Occupancy Restriction. It is of traditional construction with stone and brick elevations under a tiled roof and was thoughtfully designed with its brick arches and covered walkway.

Houndbears Court has very well-proportioned accommodation and worthy of particular mention is the huge sitting/dining room which has patio doors and a stone fireplace. All the rooms take advantage of the delightful outlook over the gardens and adjoining countryside and are particularly light with large uPVC double glazed windows.

The property would now benefit from a programme of updating, however, provides the perfect opportunity for those looking to put their stamp on a roomy and beautifully positioned country home.





## OUTSIDE

Undoubtedly one of the main features of Houndbeare Court is its delightful setting which offers a great deal of privacy, as well as being a wonderful haven for wildlife. It is surrounded by level lawned gardens which are interspersed with several trees and shrubs and there is a paved terrace and pond. The property is approached over a driveway which swings around to the rear where there is a large parking area. Adjacent to this is a detached double garage and there are also two useful storage rooms attached to the property.

To the southeast is a field which extends to circa 6.5 acres and in total the site extends to circa 7.2 acres.

## SITUATION

Houndbeare Court is located in a delightful position midway between the villages of Aylesbeare and West Hill and sits amongst some of the county's most picturesque countryside within the East Devon National Landscape. This includes the pebbled heathlands of Aylesbeare Common where there are stunning walks and rides. Aylesbeare lies about a mile away and has a church and village hall, whilst West Hill has a wider range of amenities including a village store/post office and a primary School. The popular town of Ottery St Mary sits about 5 miles away and has an excellent range of facilities and independent shops, as well as the highly regarded King's School.

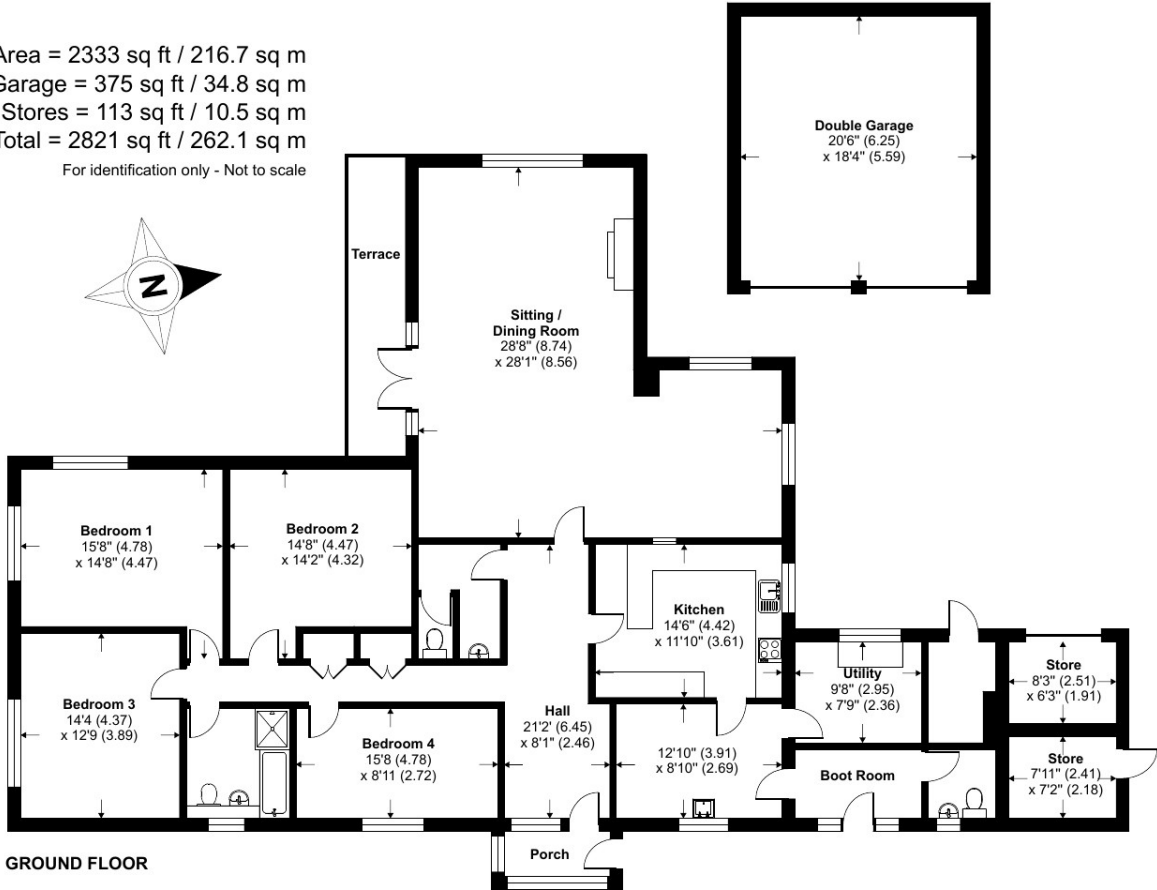
The property is conveniently positioned and is within a couple of miles of the A3052 which gives access to the Cathedral City of Exeter some 8 miles away. Exeter has an excellent shopping centre, food hall, theatres, sport and leisure facilities, M5 access and international airport. The World Heritage Jurassic Coast at Lyme Bay is about 8 miles distant.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E.



Approximate Area = 2333 sq ft / 216.7 sq m  
 Garage = 375 sq ft / 34.8 sq m  
 Stores = 113 sq ft / 10.5 sq m  
 Total = 2821 sq ft / 262.1 sq m  
 For identification only - Not to scale



**DIRECTIONS**

Taking the A3052 Sidmouth Road from Clyst St Mary, continue on though Farringdon until the Halfway Inn Public House appears on the left hand side. Turn left here signposted West Hill and Ottery St Mary on the B3180. Follow this road through until reaching Tipton Cross. Turn left onto Oak Road and follow the road for about half a mile turning left into Houndbears Lane signposted Great Houndbears Farm. Follow this lane for about 200 yards where the driveway to Houndbears Court will be found on your right hand side.

what3words: ///impresses.splits.monday

**SERVICES**

Mains electricity. Private water with mains water on site by the garage. Private drainage - treatment plant. Oil-fired central heating.

**LOCAL AUTHORITY**

East Devon District Council - 01404 515616.  
 Council Tax Band - F.

**NOTE**

The property is subject to an agricultural occupancy restriction meaning the occupation of the dwelling is limited to a person solely or mainly employed, or last employed in the locality in agriculture, or in forestry, or a widow or widower of such a person (including any dependents of such a person, residing with them). We advise buyers to speak with the local authority if they are unsure of their suitability.

The field is subject to an overage provision should anyone gain planning permission for development in the future. This is for 20% of the uplift in value and will run for a period of 20 years. For further information, please do not hesitate to contact Humberts.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1136871

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