



**LARKSFIELD
OAK ROAD
AYLESBEARE, EXETER EX5 2DD**

 **Hall & Scott**
ESTATE AGENTS

Superbly appointed detached house built in 2016, offering over 4,000 sq ft with stabling and garaging, set in two acres of lawned grounds enjoying complete privacy, yet within easy reach of the city of Exeter, M5 and Exeter International Airport.

Larksfield lies between the favoured villages of Aylesbeare and West Hill, which is just one mile away with an excellent Primary School, general store and post office.

Colyton Grammar School is served by a school bus from West Hill, Kings Secondary School is just 4 miles away and there are excellent private schools in Exeter.

Regular rail services to London from Exeter St Davids include a direct 2 hour journey.

The beautiful East Devon coast is just 8 miles distant.

Larksfield is a well proportioned family home with versatile accommodation over three floors and with extensive outbuildings.

Constructed to an exceptionally high standard with some oak framed elements, handmade brick and clay tile elevations. Solid oak framed double glazed leaded light windows, oak doors, downlighters and underfloor heating throughout.

Reception/Dining Hall, Sitting Room, Snug, Cloakroom, Kitchen/Family Room, Utility Room, Boiler Room, Master Bedroom Suite With Dressing Room and En-Suite Bathroom, Five Further Bedrooms – Three With En-Suites, Family Bathroom. Beautiful Gardens Set In Two Acres. Stabling, Garaging.



Directions

Taking the A3052 Sidmouth Road from Clyst St Mary, continue on through 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 until reaching Tipton Cross. Turn left into Oak Road and follow the road around to the left for several hundred yards and Larkfield will be found on the right hand side.

(All Room Sizes Are Approximate)

Entrance Oak framed entrance porch with arched solid oak door leading to:-

Reception/Dining Hall 27'7 (8.4m) x 19' (5.79m)
A particularly impressive vaulted room with a large oak framed and leaded square bay window to the front. Oak beamed inglenook fireplace with herringbone brickwork. Limestone flooring. Solid oak door to:-

Inner Hallway Carpeted oak staircase leading to the first floor. Limestone flooring. Solid oak doors leading off to:-

Sitting Room 19'4 (5.89m) x 19'7 (5.96m) Dual aspect room with double doors to the covered veranda and to the large West facing terrace. Minster stone fireplace with woodburner and stone hearth.

Snug 12'6 (3.81m) x 13'9 (4.19m) Large oak framed leaded light window to the front.

Boot Room Glazed solid oak door leading to the courtyard. Limestone flooring. Built-in storage cupboards and cloaks cupboard. Door to:-

Cloakroom 7'8 (2.34m) x 3'10 (1.17m) Wash hand basin with cupboards under a granite shelf. W.C. Limestone flooring.

Kitchen/Family Room

29'9 (9.06m) x 21'7 (6.57m) A particularly large bright room with double doors leading onto a large terrace with lovely far reaching views to the West. Kitchen Area - Stone worktop surfaces. Two white ceramic sinks. Cupboards and drawers under with integrated dishwasher. Bin storage. Four oven electric Aga with glass copper leaf tiling behind. Twin Induction hob. Central island unit with matching worktops with copper lights over, built in Siemens oven/microwave and wine cooler. 11'3" antique dresser, painted to match the kitchen cabinets. Built-in fridge and freezer. Limestone flooring throughout. Matching wall mounted cupboards and oak mantle shelf. Door to:-

Utility Room 9'1 (2.77m) x 7'6 (2.28m) Solid oak door to south facing side terrace and garden beyond. Limestone flooring. White ceramic sink. Built-in storage. Space for washing machine. Alpha Innotec. Ground Source Heat Pump.

Boiler Room Hot water tanks. Underfloor heating manifolds.

First Floor Landing Carpeted oak staircase leading up to the second floor. Built in double cupboard with shelving. Doors to:-

Master Bedroom Suite 24'11 (7.59m) x 16'2 (4.92m)
Large bright room with dual aspect and far reaching views over the gardens to the hills beyond. Two fitted double wardrobes. Door leading to:-

Dressing Room 8' (2.44m) x 9'5 (2.87m) Three fitted double wardrobes.

En-Suite Bathroom 10'7 (3.22m) x 13'1 (3.98m)
A spacious room with a claw foot freestanding bath with mixer shower tap. Walk-in shower fully tiled in marble with glass screen and twin headed shower. W.C. Twin wash hand basins with mixer tap set in a marble top with cupboards and storage under. Marble tiled flooring. Oak framed leaded light window overlooking the gardens to fields beyond. Two Electric chromed towel radiators.

Bedroom 2 17'3 (5.25m) x 15'1 (4.59m) Dual aspect with lovely long distance views to the south and west. Three fitted double wardrobes. Door to:-

En-Suite Bathroom 15' (4.57m) x 6'1 (1.85m)
Freestanding claw foot bath with mixer shower tap. Fitted furniture with marble top. Wash hand basin with mixer tap, storage under. Enclosed flush W.C. Fully tiled corner shower. Tiled flooring. Electric chromed towel radiator.

Bedroom 3 12'6 (3.81m) x 10'8 (3.25m) Large oak framed leaded light bay window with views over the driveway to the fields beyond. Built-in double wardrobe.

Bedroom 4 12'6 (3.81m) x 15' (4.57m) Easterly views over the courtyard to fields beyond. Built-in double wardrobe.

Bathroom 12'6 (3.81m) x 6'9 (2.06m) Tongue & Groove panelled bath with Victorian style mixer shower tap. Fitted furniture with Wash hand basin. Enclosed flush W.C. Granite shelf. Fully tiled corner shower. Built-in shower. Electric chromed towel radiator. Back lit mirror. Tiled flooring.

Second Floor Landing Dormer leaded light window with far reaching easterly views over the courtyard to fields beyond. Built-in storage cupboards. Door to:-

Bedroom 5 16'8 (5.08m) x 13'9 (4.19m) Fitted wardrobes. Dormer window with wonderful far reaching views over the garden to the hills beyond to the West. Door to:-

En-Suite Shower Room 9'8 (2.94m) x 7'10 (2.39m)
Oversized fully tiled corner shower. Low level W.C. Wash hand basin with cupboards under. Double glazed Velux window to the side. Electric chromed radiator.

Bedroom 6 12'2 (3.71m) x 20'3 (6.17m). Dormer window with lovely long distance views over the garden to the hills beyond to the West. Two built-in wardrobes.

Shower Room 8'9 (2.66m) x 8'2 (2.49m) Fully tiled Corner shower. Low level W.C. Wash hand basin with storage under. Opaque double glazed Velux window Electric chromed radiator.

Outside Front

The property is approached via remote controlled wooden double gates with an intercom and CCTV system. There is a generous expanse of gravel driveway with an extensive block paved courtyard area comprising:-

Three Stables/Barn/Workshop

942.22 sq ft (87.54 sq m). Two stables are in use with the third currently being used as a garden store. To the side is a workshop/barn with double height barn style doors.

Triple Garage

31' (9.44m) x 25'3 (7.69m) Across the courtyard is a triple garage. There is a covered log store to the side and external steps leading to:-

Attic Space 31' x 23'10 (9.45m x 7.26m) This useful area offers potential for either further accommodation or studio (**subject to necessary planning consent**).

Garden

The grounds to Larkfield are over two acres and much of the rear garden is level lawn. There is a large paved terrace off the kitchen and a further covered terrace off the sitting room.



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Services

Fully monitored alarm system and CCTV system

Mechanical Ventilation Heat Recovery System

Mains electricity

Solar panels

Underfloor central heating:
Ground source heat pump -
RHI income £572 per quarter until 2023

Private water: Bore hole and water filtration system

Private drainage - Klargestar sewage treatment plant

Council Tax Band G

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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