



## Millhouse Heckapen Farm, Chulmleigh Road, Winkleigh, Devon EX19 8DJ

Recently converted, high quality, 3-bed detached barn conversion with attached barn in quiet rural location offering delightful countryside views, modern living, oil-fired central heating, garden and off-road parking.

Winkleigh - 1.5 miles Barnstaple - 19 miles Exeter - 23 miles

- Newly converted, high quality, barn conversion
- Quiet rural location with lovely views
- Oil-fired central heating
- Garden, off-road parking
- Available now
- Regretfully not suitable for young children
- 6 / 12+ months
- Deposit £1442
- Council Tax Band D
- Tenant Fees Apply

**£1,250 Per Calendar Month**

**01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)**

## SITUATION

The property is situated on a working farm near the A3124 Winkleigh to Torrington Road. The nearby villages of Dolton and Winkleigh both offer a good range of facilities and amenities including local shops, several nearby farm shops, a lively village coffee shop, a convenience store, butchers, post office, doctors surgery, veterinary practice, public houses, mobile bank and library as well as further primary schools. Torrington lies just over 12 miles to the west and offers a more comprehensive range of facilities including supermarkets, swimming pool, the Plough Arts Centre and Dartington Crystal glass factory. On the outskirts of Torrington is RHS Rosemoor Garden, Café & Restaurant. Barnstaple, North Devon's Regional Centre, is about half an hour by car and the Cathedral and universal city of Exeter to the South is around 45 minutes. Both offer a wider range of shopping, amenities and facilities. About an hour away is Tiverton, the M5 Motorway at Junction 27 and Tiverton Parkway which provides a fast intercity rail link to London Paddington approximately 2 hours. There are International Airports at both Exeter and Bristol.

## THE PROPERTY COMPRISSES

Farm track leads to the concrete off-road parking area, which in turn leads to the front limestone patio and glazed oak front door giving access to:

## HALLWAY

Welcomes you into the home. Space for coats and boots. Solid oak floor and staircase. Patio door to rear patio and garden. Countryside views. Radiator. Smoke alarm.

## CLOAK ROOM

Wash hand basin. WC. Slate floor. Extraction fan. Radiator.

## KITCHEN/DINING ROOM

Fully fitted shaker style kitchen in navy blue with contrasting brass coloured handles and white/grey patterned compact laminate work surface. Stainless steel 1.5 bowl sink, drainer and mixer tap. Built-in electric hob, oven, microwave, fridge, freezer, dishwasher and extraction hood. Solid oak floor. Radiator. Heat alarm.

## UTILITY CUPBOARD

Handy room includes plumbed-in washing machine and additional larder/pantry style storage space. Combi hot-water system and water pressure tank installed. Heating programmer with remote thermostat. Fuse board. Storage.

## LIVING ROOM

Spacious living room with country side views. Solid oak floor. Radiator.

## FIRST FLOOR LANDING

Bright and airy landing. Exposed ceiling beams. Fitted carpet. radiator. Store area. Smoke alarm.

## BEDROOM 1

Spacious master bedroom. Exposed beams. Fitted carpet. Radiator. Door with Juliette balcony.

## EN-SUITE SHOWER ROOM

Walk-in shower. Wash hand basin. WC. Heated towel rail. Slate floor. Partially tiled walls.

## BATHROOM

3-piece white suite. Shower over the bath. Heated towel rail. Slate floor. Partially tiled walls. Extraction fan.

## BEDROOM 2

Spacious double. Fitted carpet. Exposed ceiling beams. Radiator.

## EN-SUITE SHOWER ROOM

Walk-in shower. Wash hand basin. WC. Heated towel rail. Slate floor. Partially tiled walls.

## BEDROOM 3

Compact double. Fitted carpet. Exposed ceiling beams. Radiator.

## OUTSIDE FRONT

Track laid to shingles. Limestone patio. parking for 3/4 cars.

## OUTSIDE REAR

2-tiered limestone patio. Large lawn. Countryside views. Externally fitted oil-fired boiler.

## SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water - Mains connected

Heating - Oil-fired central heating.

Ofcom predicted broadband services - Standard: Download 13 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band D

## AGENT'S NOTE

Due to being situated on a working farm the property is not suitable for young children. A pet considered by negotiation.

An adjacent barn is available separately for storage if required.

## DIRECTIONS

From Barnstaple take the A377 signposted Crediton/Exeter. Follow the A377 for approximately 5 miles. Upon reaching Fishleigh Barton turn right onto the B3217 towards Atherington. Upon reaching the crossroads in Atherington turn left and then immediately right signposted High Bickington B3217. Follow this road for 7 miles where it will turn into the A3124. Follow the A3124 for 4.1 miles approximately. Then turn left signposted Holcombe. Follow this road for approximately 0.5 miles then take the 2nd turning on your right with a Heckapen Farm sign clearly displayed. Follow this track for approx. 0.2 miles where you enter the farmyard and see the property on your right hand side. What3Words //ooze.exists.feathers

## RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

<https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ImplementationRoadmap.pdf>

## LETTINGS

The property is available to let long term on an Assured Shorthold Tenancy for 6/12 months plus, unfurnished and is available IMMEDIATELY. RENT: £1,250.00 PCM exclusive of all other charges. WATER & DRAINAGE - WATER: This will be on a meter, read monthly and payable directly to the landlord at the charge per unit that is prevailing from the mains water/utility provider (South West Water). DRAINAGE: Septic tank/soak away (the tank is a self-sustaining soak-away type, but tenants will be responsible for emptying the tank, if this becomes necessary). Not suitable for young children. A pet considered by negotiation. No sharers or smokers. DEPOSIT: £1,442.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £45,000.00 is required to be considered. References required, viewings strictly through the agents.

## TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £288.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 137.3 sq m / 1478 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1020446)

**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         | 84        |
| (69-80) C  | 75                      |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |