



Elworthy Farmhouse Rackenford, Tiverton, Devon EX16
8DZ

A spacious furnished 4 bedroom detached
farmhouse in a peaceful, rural location.

Rackenford 1 mile - Tiverton 8 miles - South Molton 15 miles

• Pets Considered (Terms Apply) • Large Kitchen/Diner • Paddocks/Stables by Separate
Negotiation • Ample Parking & Garden • Furnished • Available early February • Deposit:
£2,480 • Council Tax Band E • 6 months plus • Tenant Fees Apply

£2,150 Per Calendar Month

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ACCOMMODATION

Elworthy is a substantial furnished farmhouse and is well presented with flexible accommodation.

Approached from a country lane over a private drive, which sweeps around the edge of the garden and borders the paddock, reaching a large turning and parking area for several vehicles. The farmhouse is attractive with stone elevations and cream render, under a slate roof. There are double glazed windows throughout.

GROUND FLOOR

The ground floor is very spacious with three reception rooms. The Sitting Room has a Minster style fireplace, door to outside and a large window seat looking over the front garden. The Garden Room can combine with the Dining Room or be used as a second sitting room. It has a stone fireplace with a log burner for and French doors opening onto the patio.

The kitchen is a very good size, ideal for a breakfast table but would also accommodate a large dining table. There is a range of wall, base and drawer units with a granite work surface over and inset Belfast sink with mixer tap. Set into an old fireplace is a brushed steel Falcon range with five burners, two ovens, grill and plate warmer. There is also a superb, walk in pantry off of the kitchen which has ample room and shelving.

Completing the ground floor is a useful Utility Room with Belfast sink, oil fired boiler and airing cupboard and a Shower Room with coloured WC and wash hand basin.

FIRST FLOOR

To the bottom of the stairs is a useful under stairs cupboard for those cleaning essentials. Newly carpeted steps lead to a split level landing with varnished wooden flooring and a useful space for furniture.

To the top of the stairs is a Wet Room with large shower area, WC and newly fitted wash hand basin with vanity below.

The first of the 4 double bedroom has varnished wooden flooring and views across the gardens. There is an En-Suite Wet Room with shower area, newly fitted wash hand basin and WC.

Bedroom 2 & 3 are both good sized rooms with views across the gardens and newly varnished wooden flooring.

The Master Bedroom is a large double with varnished wooden flooring and doors out to the garden. There is an En-Suite with shower area, roll top bath, WC and blue glass wash hand basin.

OUTSIDE

Outside there is an extensive garden to the front, rear and side of the house, which is sheltered by attractive fencing and high Devon hedges. There are several broad leaf trees including some apple trees. At the front of the property, accessed from the sitting or garden room, is a superb sheltered patio, perfect for outside dining. Beside the drive and turning area is a timber carport and store.

Beyond the drive is the well-fenced paddock, which is gently sloping with good pasture. In the corner of the field is a timber and block building,



which would provide stabling or housing for stock. Please note that the paddocks and stables are available via separate negotiation.

SERVICES

Mains electricity. Private shared water. Private drainage. Oil-fired central heating. Gas bottles for Range Cooker. Council Tax Band E

SITUATION

The property is situated in this peaceful, undisturbed farming area yet is easily accessible from the M5 and Tiverton Parkway Station to the east and South Molton, Barnstaple and the rest of North Devon to the west.

Rackenford village is approximately a mile away offering basic local amenities including parish church, public house, village store and primary school. There is another public-house at Nomansland within walking distance, and Witheridge Moor is a short walk from the property.

DIRECTIONS

From junction 27 of the M5 take the A361 North Devon Link Road. Follow the road for approximately 8 miles until you reach Stonelands Cross and turn left for Rackenford (the first signposted turning for Rackenford if approaching from Tiverton). At the T-junction turn right and immediately left again signposted Nomansland. Continue for approximately two miles passing through Hilltown Cross. The property can be found on the right hand side 150 yards beyond the bridge over the river.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, furnished and is available early February. RENT: £2,150.00

per calendar month exclusive of all charges. Paddocks available by separate negotiation. DEPOSIT: £2,480.00 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). References required, viewings strictly through the agents.

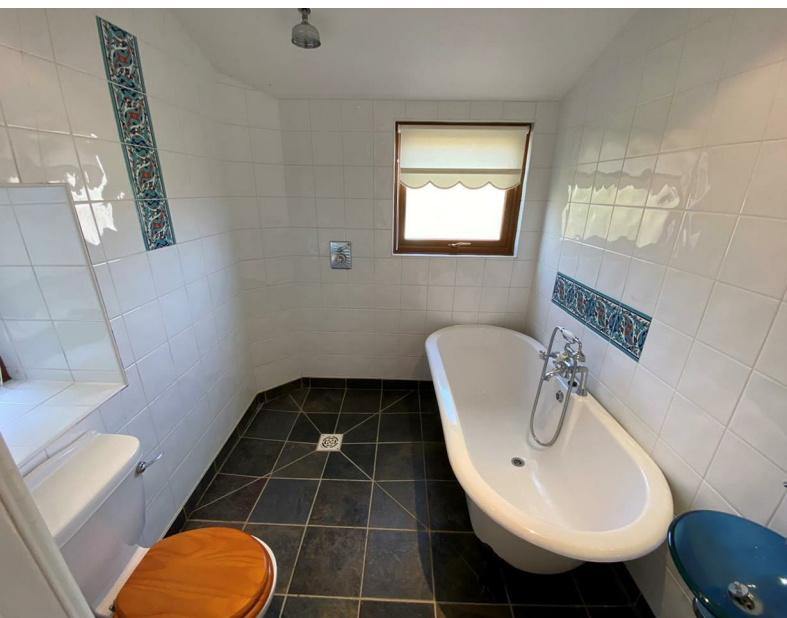
HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) 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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
392 plus) A			88
(34-39) B			
(29-33) C			
(25-28) D		43	
(21-24) E			
(17-20) F			
(11-16) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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

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