



**STAGS**

Lower Leigh Farm , Blackborough, EX15 2HT

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Stunning 5 bedroom thatched farmhouse set in rural location, available un/part-furnished.

Honiton 9.5 miles; Cullompton 7.5 miles

• Un/Part-Furnished • Large Kitchen / Breakfast Room • Four Reception Rooms • Lovely Gardens / Parking • Available Early June • Pets (terms apply) / Children Considered • 6 / 12 Month Plus • Deposit: £3,230 • Council Tax Band: D • Tenant Fees Apply

**£2,800 Per Calendar Month**

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## ACCOMMODATION INCLUDES

Lower Leigh is a gorgeous thatched farmhouse dating back to the 17th century and built on the site of a much older residence. Extended over the years and updated in more recent times.

The main door to The Farmhouse takes you into the games room which has a pool table, and beyond is a utility room with an extra dishwasher, fridge, freezer and laundry facilities. To the right is the main lounge leading off to a WC and rear hall, the lounge has a brick inglenook with a wood-burner for the chillier times of the year, and centuries old ceiling beams, reflecting the age of the property. You'll notice stacks of original features throughout which give the house its unique character – steps take you up and down to different levels, there are sloping ceilings, exposed stonework and hefty timbers, it's so in keeping and makes a wonderful backdrop to the elegant modern-country interiors.

Left of the living room, up a few steps, is the snug room, a lovely place to settle down for a quiet chat or a read, or for story time with the little ones.

Next to the snug room is the dining room and kitchen where French doors open onto the garden, the kitchen is very well equipped and where a farmhouse range once stood there's now a 4 oven electric Aga. Interiors are all professionally designed, bringing a very refined slice of country living in the Devon countryside.

From the snug room, stairs take you up to a wide landing and to The Edwardian Suite, which is the master bedroom, the ensuite bathroom has a bath, separate shower and two hand basins. The other end of the landing is The Victorian Suite where part of the original cobb wall is exposed and incorporated as a feature of the room. Next door is the family bathroom, with a roll top bath and separate shower.

Stairs from the games room bring you out on the landing and to a passage

leading to The Medieval Suite; this room has a feature arched window, a four poster bed and exposed stonewall. Next to this room is The Georgian Suite which has an ensuite shower room. In the middle of the house is The Children's Room. All bedrooms are very restful and have beautiful views over the gardens and across the fields.

## OUTSIDE

To the side of the property is a gravel parking area for up to 3 vehicles, with gate leading to the front of the property. A paved pathway leads to the front porch and kitchen door, with a paved seating area. There is an area of lawn with flower and shrub beds and mature trees. The lawn wraps around to the side of the house with further flower and shrub beds, mature trees and gravel pathway around to the rear.

To the rear of the house is a tiered paved courtyard, with seating areas and pond, there is access to the all year round BBQ hut which leads to a further area of lawn.

## SERVICES

Electric - Mains connected

Drainage - Private drainage via Klargester, septic tank. The tenant will be responsible for the cost of emptying every 6 months and at the end of the tenancy.

Water - Private. Included in the rent.

Heating - Oil fired central heating & wood burners

The mobile service/Wi-Fi is via Starlink which the tenants will be responsible for paying monthly, this guarantees fast internet & signal all-round the property  
Local Authority: Council Tax Band D

## SITUATION

Lower Leigh occupies a superb rural yet accessible location standing slightly elevated and enjoying sweeping views to the south and west over undulating countryside. It lies within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. The surrounding countryside also enjoys plenty of footpaths and bridleways to enjoy the glorious countryside and fabulous views.





Although enjoying the beauty and tranquillity of the countryside the property is by no means isolated lying approximately 2 miles from the villages of Hemyock, Culmstock and Ashill where there are excellent selections of day to day facilities mainly at Hemyock including local stores, public house, doctors surgery, church, post office, parish hall, playing fields and village primary school which feeds into the highly regarded Uffculme School. The larger towns of Wellington (7 miles) and Honiton (8 miles) all provide excellent shopping, recreational and scholastic facilities. The motorway is also readily accessible at junction 27 of the M5 approximately 5 miles to the north west along with Tiverton Parkway Railway Station providing a mainline rail link to London Paddington.

The City of Exeter lies to the west and the County Town of Taunton to the north, both within easy reach. Taunton and Exeter each provide a wide range of cultural, leisure and educational facilities as well as an International Airport on the outskirts of Exeter.

### DIRECTIONS

From Honiton, proceed through the village of Dunkeswell towards the airport. Proceed across the aerodrome for approximately 2 miles, at Gypsy Cross turn left signposted Culmstock, take the next left at Leigh Cross and at the T-junction turn right, and Leigh Court is the second house on the right hand side. Follow the drive up and around to the back of the main house & Little Leigh can be found in front of you.

From junction 27 of the M5, take the A38 towards Wellington. After approximately 3 miles turn right signposted Culmstock. Continue through the village and on leaving the village turn left by the 30mph sign signposted Blackborough. After approximately 1.5 miles turn left signposted Leigh. Continue along this lane and the entrance drive to Leigh Court will be found on the left hand side.

What3words: ///profited.restore.rooting

### LETTING

The property is available to rent for a period of 6/12 months plus on a renewable assured shorthold tenancy, un/part-furnished and is available in early June. RENT: £2,800 per calendar month exclusive of all charges. Where the agreed let permits pets the rent will be increased by £50 per pet, per calendar month. DEPOSIT: £3,230 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. Pets (terms apply)/Children Considered. Viewings strictly by appointment with the Agents.

### HOLDING DEPOSIT AND 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. 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.







**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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