



Treaslake Farm , Buckerell, Honiton, Devon EX14 3EP

A charming Grade II Listed and spacious period property in peaceful rural setting,

Honiton 3.1 miles; Sidmouth 10.1 miles; Exeter 15.3 miles

• Three Reception Rooms • Five Bedrooms • Three Bathrooms • Gardens / Parking • Pets (terms apply) / Children considered • Available Immediately • 6 / 12 months plus • Deposit: £2,250 • Council Tax Band: F • Tenant Fees Apply

£1,950 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

The main farmhouse extends to over 3,400 sq. ft. and has been thoughtfully refurbished by the current owners to retain its original character while creating a bright and welcoming family home. At the heart of the ground floor is the kitchen/breakfast room, finished with a limestone floor, oak worktops, a four-oven AGA with electric companion, a double Butler sink and an integrated American-style fridge freezer. This central space flows naturally through to the rest of the house.

There are two generous reception rooms: a double aspect sitting room with a wood burner set in an impressive inglenook fireplace, and a separate dining room with exposed beams and a window seat that adds to the character. Also on the ground floor is a study accessed via the dining room, a utility room and a cloakroom

Upstairs, the first floor offers five double bedrooms, all featuring high ceilings and period details. The principal bedroom is a spacious, double-aspect room with fitted wardrobes and a modern en suite bathroom with a walk-in shower. Bedroom two also benefits from its own en suite shower room. The remaining three bedrooms are served by a Jack and Jill bathroom, which is also accessible as an en suite to bedroom three. The landing is lit by an original mullion window, believed to date from the 1700s, adding a unique touch of history to the space.

OUTSIDE

The farmhouse is set within a good-sized, well-maintained garden offering a mixture of lawned areas and established planting. A driveway leads to parking for several vehicles. The garden is set at the front of the property and provides a peaceful, attractive setting for outdoor entertaining and relaxation, with countryside views and space for families to enjoy.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected £65 per calendar month payable to the landlord for water.

Heating - Oil fired central heating, oil fired AGA and wood burners

Standard and Superfast broadband available. Mobile signal likely with Three, EE, Vodafone and 02. (Ofcom)

Local Authority: Council Tax Band F

SITUATION

Treaslake Farm is situated just outside the quiet and attractive village of Buckerell, in the heart of the East Devon countryside. The nearby village of Feniton (approximately 2.5 miles) offers a range of local amenities including a village shop, Post Office, primary school, and railway station with direct services to Exeter and London Waterloo.

Honiton, just 3 miles away, provides a broader range of shops, supermarkets, restaurants, antique stores and a mainline rail connection. The vibrant cathedral city of Exeter is approximately 15 miles away, offering comprehensive shopping, cultural attractions, top-rated schools, and further transport links including access to the M5 motorway and Exeter Airport.

The East Devon area is renowned for its natural beauty, with the Blackdown Hills Area of Outstanding Natural Beauty close by, as well as the stunning Jurassic Coast at Sidmouth, only 10 miles away. This is a location that combines peace and seclusion with easy access to coast, countryside and city life.



DIRECTIONS

On leaving Honiton turn left into the Heathfield Industrial Estate turning right at the next two 'T' junctions and proceeding into the village of Weston. Pass the Otter Inn public house on the right hand side and after a short distance turn left towards Buckerell. Proceed along the road and Treslake Farm can be found on the left handside just before you enter the village.

What 3 Words: ///backswing.captions.shade

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,950pcm exclusive of all charges. Where the agreed let permits pets the RENT will be increased £2,000pcm. DEPOSIT: £2,250 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). NO Smokers. Children/Pets (terms apply) Considered. References required, viewings strictly through 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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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