



## Halswell Farm Woodland, Ashburton, Newton Abbot, TQ13 7LR

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A uniquely positioned 4 bedroom detached house, with a detached double garage, a large separate studio with an office and a landscaped garden offering panoramic, rural views. Pets by negotiation. EPC Band: D. Tenant fees apply.

A38: 2.6 miles | Totnes: 6 miles | Exeter: 23 miles

• A Spacious 4 Bedroom Detached House • Panoramic Rural Views • Double Garage • Idyllic Rural Views • Large Separate Studio With Office • 12 Months Plus • Council Tax Band: E • Deposit: £3,115.00 • Pets By Negotiation (Terms Apply) • Tenant Fees Apply

### £2,700 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

Nestled close to Broadhempston and Landscope, with their popular schools and strong communities, Woodland is a picturesque and tranquil village that embodies the charm of rural England. Surrounded by gently undulating farmland, ancient hedgerows, and quiet lanes, Woodland offers a peaceful retreat from the bustle of life. Just a short drive from the A38 and historic market town of Totnes, the village is steeped in local history and natural beauty.

Though small in size, Woodland is rich in character, with traditional stone cottages, a historic parish church, and expansive views over Dartmoor to the north. Its location places it near many of South Devon's attractions, coastal paths, secluded beaches, and nature reserves.

## ACCOMMODATION

Halswell Farm is a spacious and light-filled detached house, set in a peaceful rural location with stunning countryside views.

A partially glazed porch with clay tiled flooring welcomes you into a generous hallway. From here, doors open to the dining room, featuring a stone open fireplace and windows to the side and rear that flood the room with natural light. The sitting room, accessed from both the hallway and dining room, is a generous space with exposed ceiling beams, a stone fireplace, and rear patio doors that open onto the garden, creating a bright and airy atmosphere.

Off the sitting room, the spacious kitchen offers a wide range of wall and floor cupboards, two electric ovens, a four-point electric hob, and plumbing for a dishwasher and refrigerator. Adjacent to the kitchen is the utility room, equipped with additional cupboards, a sink with mixer tap, plumbing for a washing machine and tumble dryer, and housing the oil boiler. A door and window provide access to the front of the property. From the utility room, there is a convenient shower room with WC, wash hand basin and shower. Completing the ground floor is the fifth bedroom, accessed from the entrance hallway. This room features carpeted flooring, fixed wall shelving, and a

window overlooking the landscaped front garden.

Carpeted stairs lead to the first-floor landing with an airing cupboard and useful eaves storage. Four carpeted bedrooms are accessed from the landing. The master bedroom boasts four built-in wardrobes and a window overlooking the vegetable garden. Bedrooms two and three have rear-facing windows, while bedroom four provides views over the garden and idyllic countryside beyond. The family bathroom includes a separate shower and bath, wash hand basin, WC, and a cupboard providing further eaves storage.

## OUTSIDE

Accessed via a five-bar gate, a sweeping driveway leads to the front of the house and a double garage with power and light. The generous private garden wraps around the property, which is mainly laid to lawn and enclosed by fencing, mature trees, and shrubs. The garden is peaceful and private, offering panoramic rural views of the surrounding countryside.

## STUDIO

Located to the rear of main property, the large studio benefits from a separate office space. A kitchen with a selection of floor units, space for a refrigerator and a sink with hot and cold taps, as well as a WC with a wash hand basin. The main studio is a large space with lots of natural light and French doors, which provide access to the front of the building, as well as a double height vaulted ceiling with exposed trusses. A staircase from the studio rises to a first floor mezzanine, with a vaulted ceiling and exposed trusses, providing ideal space as an office or for storage.

## AGENT NOTE

Mains electricity is supplied by a sub meter to the house, and another to the studio. The meters are to be read monthly and usage at the cost paid by the landlord will be invoiced to the tenant. The tenant will be required to pay a 50% contribution towards the emptying of the shared septic tank as required.

Halswell Farm is located next to a semi-active farm so associated noises and activity will also occur in the area during the tenancy.



## SERVICES

Main house: Electric, water - Mains connected. Heating - Oil fired heating. Drainage via a shared septic tank.

Studio: Electric, water - Mains connected. Heating - Electric heating. Drainage via a shared septic tank.

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

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

Council Tax Band: E

## DIRECTIONS

What3Words: results.pigtails.nicknames

## LOCAL AUTHORITY

Teignbridge District Council. Forde House, Brunel Rd, Newton Abbot TQ12 4XX. 01626 361101. <http://www.teignbridge.gov.uk>

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £2,700.00 pcm exclusive of all charges. Pets considered. DEPOSIT: £3,115.00, 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).

## 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://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	97
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	