

STAGS

The Linhay Lower Burnhaies, Butterleigh, Cullompton, Devon EX15 1PG

A superbly presented period barn conversion enjoying a rural position.

Exeter 11 Miles, Tiverton 4 Miles

• Available Now • Original Features • 2 Bedrooms (2 Bathrooms) • Open Plan Kitchen/Dining Room • Parking & Courtyard • Good Size Accommodation • Deposit: £1269 • Council Tax Band B • EPC D • Tenant Fees Apply

£1,100 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION
The Linhay is a delightful wood clad and exposed brick barn conversion that enjoys a rural position on the fringes of the favoured village of Butterleigh. The generous sized accommodation which retains a number of original features briefly comprises; entrance porch, entrance hall, dining/family room opening to the kitchen, inner hall, stairs leading off with useful study area and en suite bedroom on the ground floor. On the first floor which enjoys vaulted ceilings and exposed beams; there is a shower room serving bedroom two and an impressive sitting room with feature woodburning stove. Opposite the property there is parking for two cars. Private courtyard area. Oil-fired heating. Unfurnished. EPC band D. Available Now. Tenant Fees Apply.

ACCOMMODATION
Private entrance leading off the courtyard, stable style front door leads to.

ENTRANCE PORCH
Ceramic floor tiles, glazed roofing and windows looking over the courtyard. Stable style partly glazed door leading to.

ENTRANCE HALL
Cloaks area with storage cupboard with plumbing and space for a washing machine.

DINING/FAMILY ROOM 15'5" narrowing to 8'6" x 12'1"
A dual aspect room with tiled floor. This area would make an ideal dining and living area, opens to the kitchen.

KITCHEN 14'5" x 8'6"
A generous number of wall and base units, fitted work-tops to tiled splashback. Oil-fired Rayburn for cooking. Fitted appliances include, four burner electric hob and oven. Space and plumbing for a dishwasher and space for a fridge/freezer. Window looking to the front of the property, tiled flooring.

INNER HALL
Laminate wood effect flooring, stairs leading off and door leading to bedroom one. In addition a useful study area has been created with power and lighting.

BEDROOM 1 15'8" x 14'5" narrowing to 8'6"
Good sized double bedroom with window looking to the front of the property. Door leading to.

EN SUITE BATHROOM
Modern bathroom suite comprising; panel bath, separate shower enclosure with mixer shower, fitted wash basin and WC. Useful cupboards below the hand basin and a further cupboard housing the oil-fired boiler. Tiled splashback, heated towel rail. Obscured glazed window.

STAIRS & LANDING
Varnished wood stair furniture and stairs leads to the feature landing with vaulted ceiling and exposed timbers. Doors leading off.

SHOWER ROOM
Another modern suite comprising; shower enclosure with mixer shower, hand basin and WC. Fitted cupboards, tiled splashback. Wood effect laminate flooring. Window looking to the front of the property. Heated towel rail. Airing cupboard housing the hot water cylinder.

BEDROOM 2 8'6" x 8'6"
A small double or ideal study. Exposed beams, window looking to the front of the property.

SITTING ROOM 15'5" x 14'5"
An impressive dual aspect room with vaulted ceiling and exposed beams. Feature fireplace with woodburnig stove. Varnished wood flooring.

OUTSIDE
Private and secure courtyard with brick paved seating area. Opposite the property is an allocated parking area for two cars.

SERVICES
Private drainage and water £75pm, oil-fired central heating. Mains electric.
Council Tax Band B. Fibre optic available.
Broadband - Ultrafast 1800 Mbps 220 Mbps
Phone Coverage - EE and Vodaphone Strong
Provided by Ofcom.



SITUATION

The Linhay forms part of a traditional farmstead on the fringes of the charming unspoilt village of Butterleigh, which stands in the hills above the Exe Valley. The village has a delightful parish church and well known country pub.

The property is conveniently positioned only four miles distant from Tiverton, which offers all the major amenities and there is good access to the M5 and excellent rail links to London Paddington and Waterloo from Tiverton Parkway station. In addition the neighbouring village of Silverton has an excellent range of local facilities including an award-winning butcher's/delicatessen/stores, two pubs, community hall, church and health centre.

The centre of the cathedral and university city of Exeter is about 11 miles distant.

DIRECTIONS

From Exeter proceed north on the A396 towards Tiverton. After 6 miles, after passing through Stoke Canon and Rewe, turn right signposted Silverton. In the centre of the village proceed north into Fore Street, continue out of the village onto Old Butterleigh Road. Continue on this road for 2.9 miles passing various farms, when dropping down the hill and just before reaching Butterleigh turn sharp right by a large light yellow house with separate garage. Continue along this road for 0.3 miles whereby the property will be found on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100pcm exclusive of all charges.
DEPOSIT: £1269 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.
The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.
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.

TENANT PROTECTION

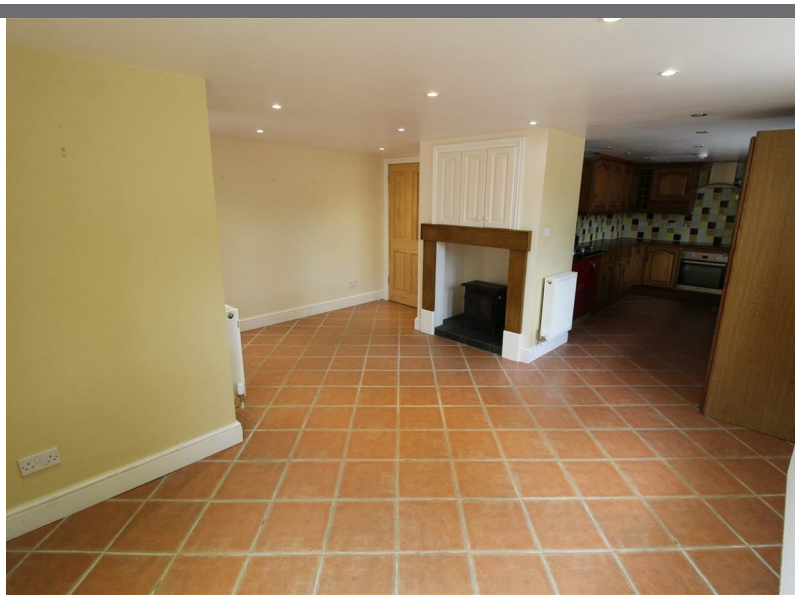
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

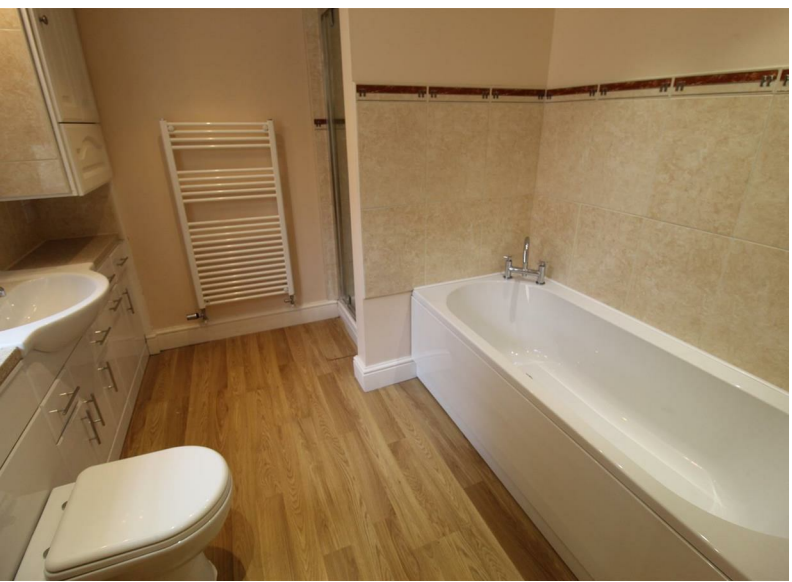
RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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.

STAGS

21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk

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