



## Saxon House Coombe Fishacre, Newton Abbot, TQ12 5UQ

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An immaculately presented barn conversion, set within delightful grounds in the heart of the South Devonshire countryside. EPC Band: D. Deposit: £2,884.00. Tenant fees apply.

Ipplepen 2 miles | Totnes 4.5 miles | Torquay (seafront) 6.5 miles.

• Traditional Barn Conversion • 2668sqft of Accommodation • Idyllic Rural Living • Off-Road Parking • Approximately 1 Acre Of Grounds • Deposit: £2,884.00 • Council Tax Band: F • Tenant Fees Apply

### £2,500 Per Calendar Month

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

## SITUATION

Coombe Fishacre is a picturesque rural hamlet nestled in the rolling South Devon countryside, offering a peaceful setting with the charm of a traditional Devonshire landscape. Surrounded by farmland and wooded valleys, it enjoys a wonderful sense of seclusion while remaining conveniently located for access to nearby towns.

The popular market town of Newton Abbot is just a short drive away, providing a wide range of amenities, shopping, and mainline rail links. Totnes, with its vibrant arts scene and eclectic mix of independent shops and eateries, is also within easy reach.

The South Devon coastline and Dartmoor National Park are both nearby, offering a wealth of leisure opportunities including walking, riding, and sailing. Coombe Fishacre is ideal for those seeking a tranquil village lifestyle within easy reach of the region's key transport routes and attractions.

## DESCRIPTION

Saxon House is a fine example of a traditional stone barn conversion, sympathetically modernised to retain a fine balance of period charm, with tasteful modern living. Situated across two storeys, the property optimises both versatile reception space, through well proportioned rooms creating light and social spaces to enjoy the property's rural location, with four double bedrooms that showcase attractive original features.

Examples of these eye-catching features include exposed stonework and beams in the kitchen. The versatile grounds that extend to an acre also provide the property with wonderful versatility between a formal garden and gently sloping paddock with separate road access.

## ACCOMMODATION

On the ground floor, the central hub of the home is the spacious diner/sitting room, a bright and welcoming space ideal for entertaining, with dual aspect windows and character features. A step down leads into the superb kitchen/breakfast room, fitted with bespoke units, a central island and ample space for informal dining, complemented by exposed beams which echo the property's heritage.

A fourth double bedroom with an adjoining dressing room offers excellent versatility which could also provide an additional reception space and a home office. A utility room and cloakroom complete the ground floor.

On the first floor, the main sitting room is a wonderful space with vaulted ceilings and exposed beams, offering an inviting area for quieter relaxation and enjoying views over the grounds. The principal bedroom suite boasts spacious proportions and enjoys the convenience of an adjacent shower room, while two further double bedrooms are served by a well-appointed family bathroom.

## OUTSIDE

From the lane is access to a driveway, providing ample off-road parking and pedestrian access to the rear of the property.

Situated beside the house is the formal garden, that combines a pleasant patio terrace suitable for outdoor seating or dining with steps leading up to the lawn, which features a range of beautiful mature trees and vibrant shrubs.

The grounds at the property extend away from the home to the west; a sloping paddock that has the benefit of separate road access with a level, gravel, parking area that hosts garaging. In total, the grounds extend to approximately 1.05 acres.

## SERVICES

Electric, water - Mains connected. Heating - Oil fired heating. Kitchen hob fired by LPG gas bottles. Private drainage via a shared septic tank.

Ofcom predicted broadband services - Standard: Download 4 Mbps, Upload 1 Mbps.

Ofcom predicted likely mobile coverage for voice and data: EE, Three, O2 and Vodafone.  
Council Tax Band: F

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

## DIRECTIONS

Take the A381 out of Totnes towards Newton Abbot for three miles before turning right at Red Post garage. After 150 yards, turn slightly left signposted to Weekaborough. Continue for 3/4 of a mile and turn left at Weekaborough Oak cross that has the oak tree next to the signpost. Proceed for a further 100 yards where the property can be found on the left hand side.

What3Words: health.dome.topples

## LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £2,500.00 pcm exclusive of all charges. DEPOSIT: £2,884.00 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. Pets may be considered at this property subject to a vetting application.

## HOLDING DEPOSIT & 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 RIGHT BILL

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](https://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.



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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|   |   | 58                      | 77        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |