

STAGS

Hayrish Farm Taw Green, South Tawton, Okehampton, EX20 2LZ

A semi-detached barn conversion in a rural farm location, yet within easy reach of the A30 and new Okehampton Interchange station.

Okehampton (Train station) 5 miles Whiddon Down Services /A30 5 miles Exeter 21 miles

• Courtyard Garden & Parking for 2 cars • Two Reception Rooms & Office • Kitchen • Three bedrooms & Three bathrooms • Courtyard Garden & Parking • Available now, unfurnished. • Oil Central heating, EPC Band C • DRAINAGE INCLUDED IN THE RENT, Private Water Supply £50pcm • Deposit £1615.00 • Tenant Fees Apply

£1,400 Per Calendar Month

01822 619818 | rentals.westdevon@stags.co.uk

ACCOMMODATION INCLUDES

ENTRANCE HALL 9'1" x 6'6"
Radiator, cupboard with oil boiler. Wooden flooring.
CLOAKROOM - white WC, wash basin. Radiator. Wooden flooring.

KITCHEN 16'8" x 15'9"
Fitted with a range of wooden wall & base units with light granite worktops. Central island with oven, hob and extractor over. Black 1.5 bowl sink with mixer tap. Breakfast bar area. Radiator. Plumbing and space for washing machine. Built in dishwasher. Two radiators. Wooden flooring. Windows to front and rear. Arch to:

DINING ROOM/RECEPTION ROOM 17'1" x 15'10"
Wood-burner on stone hearth. Two radiators. Wooden flooring. Built in cupboard. Spotlights. Window to front. Door and glass panelling to rear. Door to rear lobby.

OFFICE/STORE 3'10" x 7'7"
Radiator. Wooden flooring (No window)

SITTING ROOM 17'8" x 18'11"
Wood-burner on stone hearth. Two radiators. Two windows to front. Glass door to rear. Wooden floor.

FROM DINING ROOM TO REAR LOBBY
Radiator. Door to front. Stairs to first floor. Radiator. Window to front. Wooden flooring. Feature beams.

BEDROOM 1 11'5" x 18'10"
Two radiators. Window to front. Beamed ceiling. Wooden flooring. Velux. Built in wooden shelving.

DRESSING ROOM 5'10" x 9'10"
Radiator. Window to front. Wooden flooring. Built in wardrobes.

EN-SUITE
White suite comprising , bath with shower above. WC. Wash basin with granite surround and vanity storage. Laminate flooring. Radiator.

BEDROOM 3 7'9" x 21'9"
Two radiators. Wooden flooring. Low level glass panelling to front. Beamed ceiling. Velux windows x 2.

BATHROOM
A white suite featuring bath with shower above, WC , wash basin with granite surround & vanity storage below. Obscure glass panelling to front at low level. Laminate flooring. Radiator.

BEDROOM 2 11'4" x 22'1"
Two radiators. Window to front. Two velux windows. Wooden flooring. Beamed ceiling.

DRESSING ROOM 5'11" x 10'3"
Radiator. Window to front. Wooden floor. Built in wardrobes.

EN-SUITE
White suite featuring bath with shower over. WC and wash hand basin with granite surround. Vanity storage unit below. Radiator. Laminate flooring.

OUTSIDE
To the side of the barn there is a small gravelled patio area with mature shrubs giving a pleasant outlook over surrounding countryside, there is no other outside space with this barn. There are two allocated parking spaces located at rear.

SERVICES
Private water (borehole) managed/serviced by Landlord - Cost to the tenant £50 pcm.
Private drainage (Klargester) usual usage guidelines apply.
Oil Central Heating - tenant to organise their own supply
Electricity - supplied by Hayrish Farm (EDF) contracted to 2028. Will be billed to the tenant quarterly (no standing charge). Broadband - The farm is supplied via Airband. Fibre is being made available to the area. Currently wired coverage is poor.
Mobile - All four major networks show good outdoor coverage according to Ofcom. The Landlords suggest "3"



EPC Band C.
Council Tax Band - B

SITUATION

The Coach House is situated approximately 1 mile from the village of South Tawton and 2 miles from the village of South Zeal. Both villages are thriving rural communities situated on the Northern edge of the Dartmoor National Park. South Tawton village offers a delightful un-spoilt environment with Historic Parish Church . The nearby village of South Zeal has a well regarded Primary School, Post office/stores, park and two Public houses, one of which dates from the 12th Century. There are regular bus services to and from Exeter from Sticklepath and access can be gained to the A30 dual carriage way at nearby Whiddon Down or just outside Okehampton if heading into Cornwall. The property is situated to a working farm. Due to this fact, the property is not suited to young children or outside pets.

DIRECTIONS

Leave Okehampton via Exeter Road in an easterly direction on the B3260, crossing over the A30, head towards Sticklepath passing the Services on your left hand side. Once you reach Sticklepath, pass the Taw River Public House on your left and follow the road out of the village, turning left at the cross roads at the top of the hill (Zeal Head) sign posted to South Tawton. Go straight across the next cross roads and follow the road through South Tawton and out the other side, crossing the A30, and after about 1 mile turn left just by a green hut, go up the road over the small bridge and take the first turning left and the property will be found after a short distance on the left hand side. What3 words will take you the entrance of the complex ///donation.hobble.dozens

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available now, unfurnished, on a long term basis. RENT: £1400.00 pcm exclusive of all charges. DEPOSIT: £1615.00 returnable at end of tenancy. The Landlords Land Agent Dixon Smith, will draw up the Tenancy Agreement and hold the deposit, which will be administered in accordance with the Tenancy Deposit Scheme and Dispute Service custodial scheme. There will be no holding deposit payable on this property.

As the property is located on a working farm and pheasant shoot, with no enclosed garden, it is not suitable for young children or dogs. A small pet will be considered, subject to suitability.

References required, viewings strictly through Stags. 01822 619818. Stags will accompany viewings. Please note that the Landlord lives on the farm and would like to meet prospective applicants who would like to apply for tenancy.

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.

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.

STAGS

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