



Cherry Tree Cottage Handsford Farm, Chulmleigh, Devon EX18 7HT

A superbly presented three bedroom barn conversion situated within a quiet yet accessible rural location.

Chulmleigh 4 miles - Exeter 19 miles - Crediton 10 miles - Barnstaple 21 miles

• Peaceful Location • Kitchen & Utility • Sitting/Dining Room • Front & Rear Gardens • South Facing Garden • Available mid-May • Deposit: £1,269.00 • Council Tax Band: C • Tenant Fees Apply

£1,100 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION TO INCLUDE

From front glazed wooden door into

ENTRANCE HALLWAY

With tiled floor, exposed beams, spotlighting, night storage heater, smoke alarm. Door into

CLOAKROOM

With WC, wash hand basin, night storage heater.

KITCHEN

With tiled flooring, spotlighting, range of fitted wall and base units, built in fridge/freezer, electric oven, ceramic hob with stainless steel splashback behind and extractor above, worksurface with inset stainless steel sink unit, window to rear, door into

UTILITY

With tiled floor, fitted base units, worksurface with inset stainless steel sink unit, built in dishwasher, space and plumbing for automatic washing machine, extractor, window to front.

SITTING/DINING ROOM 17'8" x 16'10"

Good sized room with oak floor, exposed beams, multi fuel woodburner, two night storage heaters with adjustable heat control (Economy 7), smoke & carbon monoxide alarm, window to rear, doors opening out into garden, understairs cupboard, stairs rising to first floor.

FIRST FLOOR STAIRS & LANDING

With exposed beams, hatch to attic space, smoke alarm. Door into

BEDROOM ONE 13'11" x 8'6"

Double room with exposed beams, night storage heater, velux and window to rear enjoying superb views across open countryside.

BEDROOM TWO 13'4" x 8'5"

Double room with exposed beams, night storage heater, velux and window to rear.

BEDROOM THREE 9'1" x 8'4"

Small double with exposed beams, night storage heater and velux window.

BATHROOM

With exposed beams, underfloor heating, suite comprising bath with power shower over, wash hand basin, WC, heated towel rail, shaver point and airing cupboard containing large hot water tank.

OUTSIDE

To the front of the property is ample parking for 2 cars. A gravel path leads to the front garden mainly laid to lawn with paved patio area. There is a garden shed. A path leads around to the rear of the property with private garden space.

SERVICES

Electric: Mains

Water: Mains (to be invoiced by the landlords)

Drainage: Private (included within the rent)

Heating: Electric Night Storage heaters & Log Burner

Council tax band C

Ofcom Predicted Broadband: Standard - Download: 100 Mbps & Upload: 30 Mbps Full Fibre available)

Ofcom Predicted Mobile Data: Outdoor - EE (Good), O2 (None), Three (Good), Vodafone (Variable)

SITUATION

The property is situated within a rural hamlet between the villages of Lapford and Chawleigh. Both villages have a range of local amenities to include local shops, churches and Inns. Lapford is situated on the A377 and has the Tarka Line train link between Exeter and Barnstaple. The property has a bus service which goes frequently into Crediton & on in to Exeter Mondays to Saturdays. Up to 8 buses per day.

DIRECTIONS

From the M5 J27 take the North Devon Link Road to Tiverton. At the roundabout turn left and follow signs for Witheridge. Continue for approx 10 miles, passing through the village of Nomansland and before reaching Witheridge, turn left signed to Thelbridge and Chawleigh. Take a left at Doctor's Corner onto the B3042. Take the second left turn to Lapford and after approx 1/2 mile you will arrive at Handsford Farm with the turning to the property just before the farm.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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.

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](https://www.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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	