

STAGS

Culverhayes Cottage Culverhayes Cottage, Awliscombe, Honiton, Devon EX14 3PU

A beautifully presented unfurnished detached 4 bedroom family home situated in rural location within easy reach of Honiton.

Honiton 4 miles; Cullompton 8.5 miles; Exeter (M5) 14 miles

• Kitchen / Breakfast Room With AGA • Cloakroom & Utility • Sitting Room & Conservatory • Lovely Gardens / Parking / Workshop • A Pet (terms apply) / Children Considered • Available Early November • 12 Months Plus • Deposit £2,192 • Council Tax Band: C • Tenant Fees Apply

£1,900 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES
Wood front door leads into ENTRANCE HALL with tiled floor and part glazed solid wood door into;

HALLWAY
Window seat, stairs rising, night storage heater, telephone point, wood flooring and doors into;

KITCHEN / BREAKFAST ROOM 16'9" x 10'8"
Comprising handmade wooden wall, base and drawer units, with integrated larder fridge and dishwasher, granite worksurface with inset stainless steel sink unit, AGA with feature surround, beams, television and telephone points, tiled flooring and space for table and chairs.
Through to;

UTILITY
The tiled flooring continues through from the kitchen and the utility comprises of handmade wooden wall, base and drawer units, granite worksurface with double butler sink and mixer taps, electric cooker (please note that the landlord will take no liability for maintenance, repair or replacement should the cooked cease to work) and space with plumbing for washing machine.
Door leads to side of property.

STUDY 11'1" x 7'2"
Electric panel heater, telephone point and fitted carpet.

CLOAKROOM
Comprising white suite with low level W.C, pedestal wash hand basin and wood flooring.

SITTING ROOM 17'7" x 12'6"
Dual aspect with inglenook fireplace with wood burner, beams, television and telephone points, fitted carpet and glazed double doors open into;

CONSERVATORY 12'6" x 12'0"
The hardwood conservatory is North facing so enjoys the evening sun and benefits from tiled floor with under floor heating, television point and double doors open on to patio area.

STAIRS AND LANDING
Handmade wood stairs and banister lead to split landings, fitted with carpets, night storage heater, loft hatch and doors into;

MASTER BEDROOM 12'11" x 11'5"
Dual aspect double with panel heater, telephone point and fitted carpets.
Door leads to;

EN-SUITE
White suite comprising large walk in shower cubicle, low level W.C, pedestal wash hand basin, shaver socket, electric heated towel rail, wall mounted heater and wood flooring.

BEDROOM TWO 10'0" x 9'6"
Small double with panel heater, television point and fitted carpet.
Separate door with stairs lead to;

ATTIC ROOM
Boarded with power and light, please note that there is restricted height due to eves and internal television aerial.

BEDROOM THREE 11'8" x 8'3"
Double with electric panel heater, television point and fitted carpet.

BEDROOM FOUR 8'1" x 7'11"
Single with fitted wardrobe, panel heater and fitted carpets.

FAMILY BATHROOM
White suite comprising rolled edge bath, separate shower cubicle, low level W.C, pedestal wash hand basin, mirror, shaver light with socket, heated towel rail, wall mounted heater and wood floor.

OUTSIDE
Gravel drive from the road sweeps up to the front of the house and provides parking for several vehicles. At the entrance to the drive is a large detached garage with electric door, power and light. The area adjacent to the garage is laid to lawn with mature apple trees.
Adjoining the house is an additional single garage with electric door, power and light, and door to rear. There is also an outside WC. To the other side of the property is a detached workshop with double doors, power and light, this area would make an excellent workshop or playroom/office area.
The garden is mainly laid to the front of the property and is laid mainly to lawn with flower beds and mature shrubs/bushes. There is an area of patio directly to the front of the property, and steps down lead to a further patio area with stunning views across the adjoining countryside.
A pedestrian path leads around the property, and at the rear is an additional area of lawn with flower/shrub boarders, and a patio area which enjoys the evening sun.

SERVICES
Electric - Mains connected
Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying



during the tenancy and at the end of the tenancy.
Water - Private water
Heating - Electrical heating and wood burner
Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.7 Mbps
Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone
Local Authority: Council Tax Band C

SITUATION

Culverhayes Cottage is set in a rural location and elevated position overlooking open farmland on the outskirts of the desirable village of Awliscombe with its primary school, public house and village hall.
The market town of Honiton lies approximately 3 miles to the south east and is renowned as an antique centre, as well as for its weekly street market. Honiton has a community hospital, a rail station on the London Waterloo line and access via the A30 trunk road to the University and Cathedral city of Exeter, where there are rail connections to London Paddington and an international airport. The M5 at Cullompton (Junction 28) is an straightforward journey of approximately 8 miles.

DIRECTIONS

From Honiton proceed on the A375 Cullompton road entering the village of Awliscombe. Proceed past the public house on the right hand side, church and school and on leaving the village turn right on a left hand bend adjacent to Layzells Builders, signposted Wolverstone. Continue on the road for approximately 1½ miles, pass Culverhayes Farm on the right and the cottage can be seen on the left hand side.

What3words: ///lollipop.lost.neon

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available early November. RENT: £1900pcm exclusive of all charges. DEPOSIT: £2192 returnable at end of tenancy subject to any deductions (all deposits for 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 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

Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk

@StagsProperty

arla | propertymark PROTECTED

