



Westdown Farm Hatherleigh, Okehampton, EX20 3LW

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A spacious and beautifully presented detached former farmhouse in rural setting within private Estate.

Okehampton 5 miles Exeter 30 miles

• Living room with wood-burner • Kitchen & Separate Utility Room • Downstairs Cloakroom • Three En-Suite Double Bedrooms • Office / Guest Accommodation with kitchen /bedroom & Shower room • Large Store Shed , Parking & Rear Garden • Council Tax Band A • Deposit £2538 • Available Now, Unfurnished • Tenant Fees Apply

£2,250 Per Calendar Month

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## ACCOMMODATION INCLUDES

### ENTRANCE HALL

### KITCHEN

15'6" x 12'11"

Range of wooden wall and base units with granite worktop. 1.5 stainless steel sink and drainer. Built in fridge. Range style cooker with 7 ring gas hob, inset in original fireplace with cloam oven. Extractor above. Window to front and back. Travertine flooring. Underfloor heating.

### UTILITY ROOM

12'4" x 8'0" excluding doorway

Fitted with a range of base units with stainless steel sink and mixer tap. Space and plumbing for washing machine and dishwasher. Window to front. Under floor heating. Tiled flooring. Door to rear.

### SHOWER ROOM

Fitted with a white suite comprising tiled shower cubicle. WC. Heated towel rail. Obscure glazed window to rear. Tiled floor. Underfloor heating.

### LIVING ROOM

29'9" x 13'11"

Feature stone fireplace with wood-burning stove. Further feature fireplace (not in use). Built in wooden shelving. Two windows to front. Window to rear. Patio doors to rear. Beamed ceiling. Travertine tiled flooring with under-floor heating.

### FIRST FLOOR LANDING

Stairs from the living room lead to the landing, with radiator, window to front. Storage cupboard with slatted shelving and automatic light. Wooden flooring.

### BEDROOM 1

15'8" x 14'5" x 8'9" (irregular shape)

Step down from the landing, Radiator. Windows and front and back. Wooden flooring.

### EN-SUITE

Fitted with a white suite comprising bath with shower over. WC and Wash hand basin. Chrome Heated Towel Rail. Vinyl flooring.

### BEDROOM 2

10'4" x 13'4" (including doorway)

Window to front. Radiator. Wooden flooring.

### EN-SUITE

Fitted with a white suite comprising shower cubicle, WC and wash basin. Chrome heated towel rail. Vinyl flooring. Velux window.

### BEDROOM 3

13'3" x 9'0" excluding doorway

Windows front and rear. Radiator. Wooden flooring.

### EN-SUITE

Fitted with a white suite comprising shower cubicle, Wash hand basin, WC. Chrome heated towel rail. Vinyl flooring. Velux window.

### SELF CONTAINED GUEST ACCOMMODATION

AGENTS NOTE - CANNOT BE SUB-LET. Accessed via a pathway at rear, Door to:

### KITCHEN / LIVING ROOM

17'11" x 15'1" including stairs

Open plan. Kitchen area being fitted with a range of wooden wall and base units with granite effect worktop. Stainless steel sink unit with drainer and mixer tap. Plumbing for washing machine. Space for under counter fridge. Electric oven with ceramic hob and stainless steel extractor above. Tiled floor.

Living area with wooden flooring, two radiators, one window to rear. Two windows to front.

### FIRST FLOOR BEDROOM

13'2" x 12'2"

Radiator. Window to front. Storage cupboard. Wardrobe area with radiator.

### SHOWER ROOM

Fitted with a white suite comprising corner shower cubicle with electric shower. WC. Wash basin. Chrome heated towel rail. Obscure window to rear. Vinyl flooring.

### OFFICE/PIGGERY

15'5" x 6'10"

Situated to the left hand side of the house. Three windows. Slate flooring. Original stone troughs. Beamed ceiling. Radiator. Electricity.

### BOILER ROOM

Newly fitted LPG boiler.

### OUTSIDE

There is a large parking area to the front and side suitable for several cars. Landscaped gravel area and young hedging to the front of the property. At rear is an elevated lawn garden with a rural outlook, well fenced with post and rail. On the right hand side, adjoining the parking area is a stone and wooden outbuilding suitable for gardening tools, bicycles etc.

Please note: the surrounding fields will be grazed with Livestock. There are areas of open water in the immediate surrounding area so the property is not suitable for small children. There are outbuildings opposite the property that are under separate use. Estate workers will require periodic access to the pump house outbuilding at the rear of the property.

The range of stone barns opposite the house are in the ownership of the estate and could be available to a tenant subject to additional cost and by separate negotiation (subject to usage). The Landlords presently do not plan to utilise these.



## SERVICES

Private drainage (included in the rent)  
Mains water.  
LPG gas boiler (bulk tank)  
Broadband - No wired broadband (BT) available, Airband / Starlink are available.  
Mobile - All 4 major networks show good availability outdoors, could be variable in-home.  
(Source - Ofcom)

## SITUATION

The property is situated down a private drive, in a rural setting on a Private Estate, yet is within 11 minutes drive from Okehampton, and its facilities including a mainline rail link, and supermarkets including Waitrose. The smaller market town of Hatherleigh is 5 minutes away and offers a range of local facilities to include a garage, Doctors, Co-Op convenience store and well regarded public houses.

The surrounding land will be subject to agricultural use (livestock grazing) and there are open areas of water close to the property. Tenants will be permitted to walk over the surrounding land where fields are not grazed, all gates to be kept secured. The property is ideal for those seeking a rural lifestyle, yet retaining access to a wide range of local facilities.

## DIRECTIONS

Please DO NOT use a sat nav on the postcode as it does not take you to the property. Use What3Words: /////sumames.houseboat.cheater  
From Okehampton Town Centre proceed up Upcott Hill towards Hatherleigh Road and on reaching the A386 turn right. Go through Folly Gate and pass the turning for Jacobstowe and the driveway for Westdown Farm is approximately 1.5 miles along this road on the right hand side. The house is at the very end of the drive on the right hand side.

## 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.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2250 pcm exclusive of all charges. DEPOSIT: £2596.00 returnable at end of tenancy subject to any deductions - The deposit will be taken by the Landlord and registered with the DPS (Deposit Protection Service). Usual references required. No smokers. Dogs may be considered at this property subject to a vetting application. Viewing strictly through Stags.

## 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).

## 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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (plus)	A		
121 (91)	B		
100-80	C		
65-85	D		
39-54	E		
21-38	F	67	76
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	