



Adworthy Farm Adworthy Lane, East Worlington,
Credton, Devon EX17 4SY

Well presented six bedroom Period Farmhouse to
rent in East Worlington.

Credton 12 Miles - Tiverton 14 Miles - South Molton 10 Miles

• Six Double Bedrooms • Four Modern Bathrooms • Double Garage &
Stables • Large Private Garden • Available Immediately • Long Term Let • Pets
Considered • Deposit: £3,455.00 • Council Tax Band E • Tenant Fees Apply

£2,995 Per Month

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

ACCOMMODATION

To include:

ENTRANCE HALL

wood floor, radiator, storage cupboard and stairs rising to the first floor

DINING ROOM 13'9" x 13'1"

Carpet, window to front, radiator, log burner, storage cupboards

KITCHEN/BREAKFAST ROOM 44'2" x 10'11"

Tiled floor, windows to front, side and rear, range of shaker style floor and wall units, belfast sink, gas hob, electric oven, extractor hood, AGA oven, door to patio

MEZZANINE 7'9" x 10'11"

Carpet, window to rear, sky light, radiator

BEDROOM 1/OFFICE 10'11" x 7'9"

Wood floor, radiator, window to rear, Ensuite

ENSUITE SHOWER ROOM

Tiled floor, WC, basin, electric mirror, walk in shower, skylight

CONSERVATORY 15'9" x 11'5"

Tiled floor, window to front, side and rear, door to garden

REAR ENTRANCE HALL 20'2" x 8'4"

Wood floor, window to rear, door to courtyard, plumbing for washing machine

CLOAKROOM

Wood floor, window to rear, WC, Basin

SITTING ROOM 13'7" x 13'2"

Wood floor, window to front, radiator, shelves

FAMILY ROOM 16'0" x 8'4"

Wood floor, window to side, stone fireplace with log burner

STAIRS TO FIRST FLOOR

Wooden stairs with carpet runner, galleried landing with window to front

FAMILY BATHROOM

Tiled floor, sky light, freestanding bath with shower, basin, WC

BEDROOM 2 15'7" x 13'8"

Carpet, window to front, radiator

BEDROOM 3 13'9" x 13'4"

Carpet, window to front, basin, radiator, fitted cupboards

BEDROOM 4 16'0" x 8'4"

Carpet, window to rear, shelving, radiator

FAMILY BATHROOM

Wood floor, window to side, bath with shower, WC, Basin, Heated towel rail

BEDROOM 5 14'4" x 8'10"

Carpet, window to front, radiator

ANNEXE GROUND FLOOR

Wood floor, radiator, windows to rear, patio doors to front, stone fireplace with log burner

ANNEXE FIRST FLOOR

Wooden stairs, window to front, wooden floor, cupboard, ensuite with bath, WC and basin

OUTSIDE

The property is approached via Adworthy Lane, with a private gravelled driveway and parking area to the east of the house, providing access to the garaging, house and lands beyond. To the rear (north) is a detached stone built stable block and workshop building with a GI roof, and an attractive enclosed courtyard complete with covered cooking/BBQ area.

To the front (south) is an enclosed lawned garden area, along with a paved patio adjoining the house.

Beside the driveway is a lovely orchard, with a number of productive fruit trees.

SERVICES

Water: Mains (Cost to be included in rent)

Drainage: Private

Electric: Mains

Heating: O.F.C.H & LPG Bottles for Gas hob

Mobile Coverage: Available via O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Broadband: Superfast broadband is available. (Openreach).

Council Tax: Band E (North Devon Council)

SITUATION

The property occupies a delightful rural position within the attractive and gently undulating countryside between South Molton, Tiverton and Crediton, close to the pretty villages of East Worlington and Drayford. Nearby Witheridge provides a useful range of everyday services including a newsagent/post office, village stores, two public houses, parish church and village hall, as well as primary healthcare and schooling, with a local primary school also available at East Worlington.

DIRECTION

What3words: ///recap.recall.muted

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2,995.00 pcm Inclusive of water but exclusive of all other charges. DEPOSIT: £3,455.00 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.

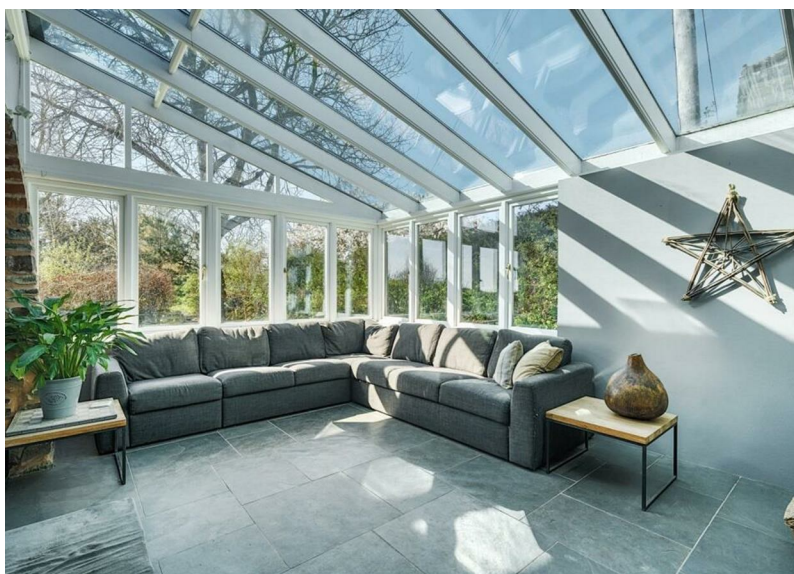
RENTERS RIGHTS BILL

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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