



The Round House , Lanston, Bickington, Devon TQ12 6LB

A unique and beautifully presented 5 bedroom and 3 reception room detached house, with around 1.5 acres of garden and a good size driveway. EPC Band: Awaiting. Deposit: £3,461.00. Tenant fees apply.

Newton Abbot: 7.2 Miles | Exeter: 19.8 Miles | Plymouth: 29.9 Miles

• Well Present Detached Property • Rural Location • Furnished • Good Size Driveway • 1.5 Acres of Garden • Rural Views • Fully Fitted Kitchen • Council Tax Band: E • Deposit: £3,461.00 • Tenant Fees Apply

£2,800 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

The Round House is set within Dartmoor National Park and is situated between the villages of Bickington, Liverton and Ilstington. Dartmoor National Park is a large, wild upland area in southwest England, known for its rugged beauty, open moorland, and ancient history. It covers about 950 square kilometers (368 square miles) in the county of Devon. The park is popular and well known for its walking and hiking routes, wild camping, cycling and horse riding and rock climbing on the tors.

ACCOMODATION

The property is approached via a private driveway from a quiet country lane. The property offers ample off-road parking, complete with an electric vehicle charging point. Arranged over three floors, the home provides generous and well-proportioned living space throughout.

The ground floor benefits from a good size porch area, two bedrooms, a family shower room and a separate utility room is conveniently located nearby.

On the 1st floor, there is the standout living room which is a striking circular space, surrounded by large windows that flood the room with natural light, while a woodburner creates a warm and inviting atmosphere for cosy evenings. Leading from here is a spacious, fully fitted kitchen/dining room, featuring high-quality integrated appliances and a central island with breakfast seating. The dining area benefits from doors opening onto the courtyard garden, making it ideal for al fresco dining. There are also a further two bedrooms on this floor, which share a Jack and Jill bathroom.

The principal bedroom occupies the top floor, offering a private and peaceful retreat, complete with an en-suite bathroom and ample wardrobe space.

Please note that two of the rooms are furnished as study's at the moment

OUTSIDE

The grounds extend to generous lawns, paved terraces and an orchard, creating exceptional opportunities for relaxation, recreation and outdoor entertaining. The gardens harmonise perfectly with the tranquil rural surroundings, forming an idyllic backdrop to this distinctive home.

SERVICES

Electric, private water and LPG gas. Heating - Automatic LPG Gas. Private drainage via a septic tank.

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 1 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three and Vodafone.

Council Tax Band: E

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

What3Words: leaky.bravest.scanty

LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £2,800.00 pcm exclusive of all charges. DEPOSIT: £3,230 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 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	1	1
EU Directive 2002/91/EC		