



Stafford Barton Farm Broadhembury, Honiton, Devon
EX14 3LU

A surprisingly spacious six bedroom detached family house in rural location.

Broadhembury 0.5 miles - Honiton 5.6 miles - A30 Nr Honiton 6.1 miles -
Exeter 20.4 miles

• Modern Kitchen / Breakfast Room • Spacious Sitting / Dining Room • Extensive landscaped garden with pond • Driveway / Parking / Double Garage • Pets / Children Consider • Available Immediately on Unfurnished Basis • Long Let • Deposit: £2,307 • Council Tax Band: F • Tenant Fees Apply

£2,000 Per Calendar Month

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

ACCOMMODATION INCLUDES

HALLWAY

Spacious hallway with radiator, stairs rising and fitted carpet.

CLOAKROOM WITH SHOWER

Comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, cupboard housing electrical fuses and PV converter.

SITTING / DINING ROOM

Spacious room with triple aspect, overlooking the gardens and views to North Hill, central brick fireplace with woodburning stove, built in bar area, radiators and fitted carpet.

BEDROOM ONE

Double with built in wardrobes, radiator and fitted carpet.

ENSUITE SHOWER ROOM

Comprising corner shower cubicle, pedestal wash hand basin, low level WC and tiled floor.

BEDROOM TWO

Double with built in wardrobe, radiator and fitted carpet.

ENSUITE BATHROOM

Fully tiled suite comprising bath with mixer tap shower spray, shower screen, low level WC, pedestal wash hand basin, mirror, shaver socket, radiator and door to cupboard.

BEDROOM THREE

Small double with door to side, radiator and fitted carpet.

KITCHEN / BREAKFAST ROOM

Comprises modern wall, base and drawer units, worksurface with inset stainless steel sink unit, integrated dishwasher, integral Lamona induction hob with extractor above, electric double oven, AGA (cooking only), breakfast area with patio doors to garden, radiator and fully tiled flooring.

PANTRY

Comprising wall base and drawer units, space for fridge freezer and tiled flooring.

UTILITY ROOM

Comprising base units with worksurface and inset stainless steel sink unit, shelving, gun cabinet, radiator and tiled floor. Door to airing cupboard. Integral door leads into the garage. .

OFFICE

Ideal home office or additional bedroom with radiator and fitted carpet. sliding door leads to:

ENSUITE SHOWER

Fully tiled with shower cubicle, low level WC, heated towel rail and pedestal wash hand basin.

STAIRS AND LANDING

Stairs lead to spacious landing with Velux windows, radiator and fitted carpet.

FAMILY BATHROOM

White suite comprising p-shaped bath, shower screen, electric shower, vanity unit with wash hand basin and WC, mirror fronted cabinet, heated towel rails, radiator and tiled floor

BEDROOM FIVE

dual aspect double with radiator and fitted carpet.

BEDROOM FOUR

Dual aspect overlooking the rear garden with fitted wardrobes and bedside tables, radiator and fitted carpet.

BEDROOM SIX

Single with radiator and fitted carpet.

OUTSIDE

Surrounding the house are landscaped gardens bounded by mature hedges and a stone wall. The gardens lead down to the lake (stream-fed) and a woodland area including horse chestnut and conifers.

SERVICES

Electric - Mains connected (single and phase 3)

Drainage - Private drainage via septic tank which is shared with the neighbouring properties.

Water - Private borehole water - Included in the rent.

Heating - Oil fired central heating & wood burners

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps. Superfast: Download 41 Mbps, Upload 7 Mbps

Ofcom predicted mobile coverage for voice and data: External (Variable) - EE, Three and Vodafone.

Local Authority: Council Tax Band F

SITUATION

Stafford Barton Farm is situated within the Blackdown Hills Area of Outstanding Natural Beauty and occupies a wonderfully peaceful location a short walk from the popular village of Broadhembury.

The village of Broadhembury lies just 0.5 miles away, a historic and picturesque village with a number of attractive thatched properties. Broadhembury provides amenities including a village shop and small tea room, pub 'The Drewe Arms' and a village hall.

Just over 5 miles to the south east lies the market town of Honiton which provides further local amenities including a hospital, supermarket and railway station with mainline rail links to London Paddington.

Although situated in a peaceful location, the farm itself is well located for road communications with the A30 near Honiton just 6.1 miles away. The M5 (7 miles) and Exeter (20.4 miles) lie to the west.

DIRECTIONS

From the centre of Broadhembury, head north east out of the village, passing the Drew Arms of your right. Stafford Barton Farm is located 0.5 mile out of the village, on the right hand side.

What3Words: [///broth.renew.assets](https://www.what3words.com/#!/broth.renew.assets)

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2,000pcm exclusive of all charges but inclusive of water. DEPOSIT: £2,307 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

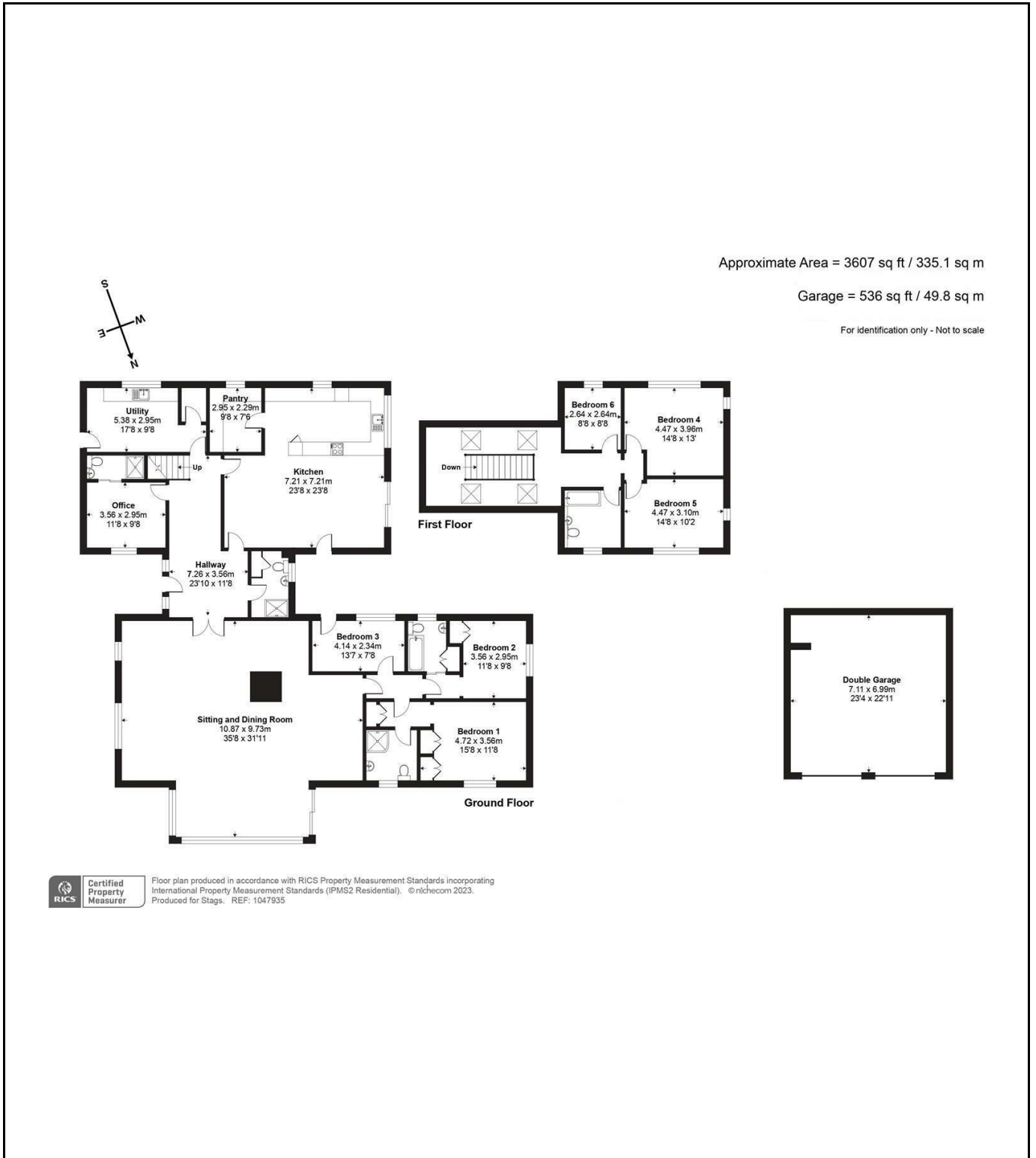
The first phase of the Renters Rights Act was implemented on the 1st May 2026.

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](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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) A		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	