

STAGS

Cotton Heath House Way Village, Tiverton, Devon EX16 8LY

A substantial detached home with a beautifully presented self-contained barn conversion, set in a peaceful rural location with generous gardens and ample parking.

Tiverton 7 Miles | Exeter 15 Miles | M5 J27 & Tiverton Parkway station 15 Miles

• Detached country home with self-contained barn conversion • Ideal for multi-generational living • Rural setting with attractive views • Generous parking and garden space • Solar Powered • Long Term • Available Immediately • Deposit: £2,596.00 • Council Tax Band E • Tenant Fees Apply

£2,250 Per Month

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

ACCOMMODATION
To Include:

BOOT ROOM 197'6" x 7'11"
Stone tiled floor, window to side, wood paneled walls, radiator

UTILITY 13'1" x 7'9"
Stone tiled floor, window to rear, airing cupboards, worktop, space for washing machine and dryer

DOWNSTAIRS SHOWER ROOM
Tiled floor, window to side, shower, WC, basin, wooden unit, radiator, boiler

KITCHEN/DINING ROOM 18'6" x 16'2"
Terracotta tiled floor, range of wooden floor and wall units, quartz worktop, space for dishwasher, single sink and single drainer, AGA , space for table

SUN ROOM 17'3" x 5'11"
Wood flooring, windows to side, patio doors to garden

INNER HALLWAY/OFFICE
Laminate flooring, window to front

SITTING ROOM 16'4" x 15'7"
Carpeted, window to rear, feature stone fireplace with multi fuel stove

PLAY ROOM 19'4" x 10'8"
Carpeted, windows to side and front, patio doors to garden

STAIRS/LANDING
Carpeted

MASTER BEDROOM 16'2" x 15'1"
Carpeted, window to front, fitted wardrobe, radiator, ensuite

ENSUITE
Wood effect vinyl flooring, window to side, basin, WC, radiator, shower cubicle

BEDROOM 2 14'7" 13'4"
Carpeted, radiator, window to front, fitted wardrobes

BEDROOM 3 18'3" x 8'0"
Carpeted, window to side, Velux skylight, fitted cupboard, radiator

FAMILY BATHROOM
Wood effect vinyl flooring, corner jacuzzi bath with electric shower, WC, radiator, window to rear, basin

BEDROOM 4 8'7" x 8'5"
Carpeted, window to front, radiator

BARN CONVERSION
Adjoining the western end, of the main house sits the more recently converted barn. The ground floor comprises of a well-proportioned sitting room with inset wood burner and a large kitchen/ dining room featuring two sets of double doors out to the garden, perfect for alfresco dining. On the first floor are two bedrooms, one with ensuite, as well as a rear hall with a potential study/ bedroom/ cloakroom and external access beyond.

OUTSIDE
The garden lies predominantly to the southern side of the property. Mainly laid to lawn with mature trees, shrubs and enclosed by post and rail fencing and hedging. To the immediate front of the house are wide paved patio areas making the most of the southerly orientation and views which extends across the garden to the fields beyond. Parking for one car. Further on road parking available.

SERVICES
Electricity: Mains (PV panels with feed in tariff) (Invoiced Monthly in arrears to include 2/3 of standing charge)
Water: Private (via bore hole supply) (£10 pcm)
Drainage: Private (via septic tank with soak away) (Drained annually by the landlord. Cost to be split between 3 properties.
Heating: Oil Fired central heating - AGA
Ofcom predicted broadband services – Standard & Ultrafast available. (Fibre broadband currently connected)
Ofcom predicted mobile coverage for voice and data: Externally (variable) -EE, Three, O2 and Vodafone
Council Tax: Band E (Mid Devon District Council)



SITUATION
The property lies in an attractive country location just 7 miles from Tiverton and 4.5 miles from Bickleigh and the Exe Valley. The surrounding countryside provides a natural landscape with many quiet country lanes as well as foot and bridle paths, one leading from directly outside the property curtilage.

Further afield, the cathedral & university city of Exeter lies 15 miles to the south offering a wide range of amenities, whilst Tiverton lies 7 miles to the north-east with day-to-day amenities. 6 miles beyond sits Junction 27 of the M5 alongside which lies Tiverton parkway mainline rail station, providing excellent rail services including a fast service to London Paddington in under two hours.

DIRECTIONS
From the A396 at Bickleigh, take the A3072 towards Crediton and turn first right towards Cadeleigh. Follow this road, ignoring all turnings for 4 miles and then turn right into Cotton Heath Lane with a No Through Road sign. Follow the lane down for approx. 0.3 miles and the property can be found on the right after Cotton Heath Farm Bungalow

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2,250.00 pcm exclusive of all other charges. DEPOSIT: £2,596.00 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.

The Landlord would prefer no pets residing at this property.

HOLIDNG 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 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.

AGENTS NOTE
The property is mid terraced and is connect by an annexe and barn conversion. The neighboring properties have no access to the property or the gardens.















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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