



Lower Pithayne Farmhouse , Yarcombe, Honiton, EX14
9AB

A newly renovated thatched farmhouse set in a
idyllic location on the edge of Yarcombe.

Honiton 7 miles - Taunton 13 miles

• Three Reception Rooms • Modern Kitchen • Four Double Bedrooms • Garden /
Parking • A Pet (terms apply) / Children Considered • Available Immediately on Unfurnished
Basis • Long Let • Deposit: £2,076 • Council Tax Band: F • Tenant Fees Apply

£1,800 Per Calendar Month

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

ACCOMMODATION INCLUDES

Covered porch area with front door into

HALLWAY

Stairs rising, radiator and original flag stone flooring.

7'3" x 9'2"

Door into

CLOAKROOM

White suite comprising WC, wash hand basin, radiator and original flag stone floor.

SITTING ROOM

Spacious room with inglenook fireplace (feature only), beams, window seat, understairs storage, television aerial, radiators and original flag stone floor.

14'10" x 9'3"

SNUG / OFFICE

With feature fireplace, storage cupboard, radiator and laminate floor.

15'11" x 9'11" (9'1")

DINING ROOM

Dual aspect room with feature fireplace, beams, radiator and original flag stone floor. Solid door to rear.

11'5" x 15'0"

Arch with steps lead into

KITCHEN / BREAKFAST ROOM

Triple aspect room with a range of newly fitted base and drawer units, worksurface with inset ceramic sink unit, electric range cooker with extractor over, space for dishwasher and fridge freezer, beams, radiator and original flag stone floor.

15'0" x 13'7"

part glazed door to rear.

STAIRS AND LANDING

Stairs from hallway lead to landing with radiators, original stained glass window and newly fitted carpet.

Door into STORAGE CUPBOARD (6.28 x 2.15) with restricted head height due to sloping ceiling, boarded flooring and radiator.

Doors into

BEDROOM THREE

Double with radiator and newly fitted carpet.

10'5" x 12'4"

BEDROOM TWO

Good sized double with feature fireplace, radiator and newly fitted carpet.

12'1" (15'7") x 12'4"

BEDROOM THREE

Double with feature fireplace, radiator and newly fitted carpet.

15'11" x 9'10" (9'3")

MASTER BEDROOM

Good sized double with radiator and newly fitted carpets.

15'2" (12'2") x 12'4"

Door to:

ENSUITE

White suite comprising shower cubicle, low level WC, pedestal wash hand basin, shaver light / socket, heated towel rail, extractor fan and newly fitted vinyl.

DRESSING ROOM / PLAYROOM

Versatile area which would make an ideal dressing room / walk in wardrobe / playroom or additional storage area with radiator and newly fitted carpet.

8'9" x 4'9"

Please note that there is no window in this room.

FAMILY BATHROOM

White suite comprising bath, separate shower cubicle, low level WC, pedestal wash hand basin, mirror, shaver light / socket, heated towel rail and newly fitted vinyl floor.

OUTSIDE

To the front of the property there is hardstanding parking for a couple of vehicles. Metal gate leads to the covered porch area to front door and steps down to the front garden.

The front garden is enclosed by mature hedging and fencing with gravel area, garden which is laid to lawn, greenhouse, mature trees and shrubs with views over the adjoining farmland.

To the rear and adjacent to the dining room and kitchen there is a covered area with doors into utility room and garden shed, trough planter and outside tap. This open into the enclosed courtyard with oil tank and metal gate to the lane.

UTILITY ROOM comprises base unit with worksurface over, space for washing machine and tumble dryer, oil fired boiler and water cylinder, power and light.
GARDEN SHED with workbench.



SERVICES

Electric - Mains connected
Water & Drainage - Private with a contribution of £100pcm payable directly to the landlords.
Heating - Oil fired central heating
Ofcom predicted broadband services - Standard: Download 7 Mbps, Upload 0.8 Mbps.
Ultrafast: Download 1800 Mbps, Upload 1000 Mbps. Landlords currently use GigaClear.
Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone.
Local Authority: Council Tax Band: F

SITUATION

Lower Pithayne Farmhouse is situated close to the village of Yarcombe. The village offers a community public house, hotel and restaurant, church and village hall. The popular Stockland Primary School is just a few miles away. The property is bordered by open countryside and the gardens and most rooms have lovely views. The property affords quick and easy access to the A30/A303. The larger towns of Chard, Honiton and Axminster are all within 15 minutes drive providing an extensive range of facilities with mainline railway links to London Waterloo at Honiton & Axminster. The county town of Taunton is approximately 20 minutes drive to the north with an extensive range of facilities and schooling and M5 junction.

AGENTS NOTES

All prospective tenants need to be aware that the property is situated within the Yarcombe Estate, which holds regular pheasant shoots, and a pheasant pen is situated within close proximity of the property entrance.

DIRECTIONS

From Honiton proceed in an easterly direction on the A30/A303. Proceed for approximately 7 miles passing through the village of Monkton (do not take the turning right signposted Chard, Yarcombe onto the A30) and continuing on the A303 passing the Newcott 303 Cafe and garage on the right hand side. Proceed for approximately ¾ of a mile passing the turning left to Taunton and as you proceed down the hill, turn right before road bears sharply to the right. Follow the lane for approx 1.5 miles passing the entrance to Higher Pithayne Farm on the right. At the t-junction turn right, follow the lane taking the first right at the entrance to a detached thatched cottage, follow the track to the end and Lower Pithayne will be seen on the right handside.

What3Words: ///jams.hardening.wobbling

LETTING

The property is available to rent on a long let on a renewable Assured Shorthold Tenancy,

unfurnished and is available Immediately. RENT: £1,800 per calendar month exclusive of all charges. Where a pet is permitted at the property the rent will be increased by £25pcm per pet. DEPOSIT: £12,076 returnable at the end of the 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. Usual references required, No Smokers. A Pet (terms apply)/Children Considered, Viewings strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

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

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/69155beb8bc34c86ce4e6e730/Implementing_Renters_Right_roadmap.pdf





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
		79	41
England & Wales		EU Directive 2002/91/EC	