



The Threshing Barn Watchford Farm, Yarcombe,
Honiton, EX14 9LZ

Beautifully presented barn conversion in rural yet
convenient location.

Honiton 8.5 Miles; Taunton 11 Miles

• Lovely Kitchen / Dining Room • Sitting Room • Three Double Bedrooms • Gardens and
Parking • A Pet (terms apply) / Children Considered • Available Unfurnished from End
December • 12 Months Plus • Deposit: £1,846 • Council Tax Band: D • Tenant Fees Apply

£1,600 Per Calendar Month

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

ACCOMMODATION INCLUDES

From the rear of the property part glazed stable door leads into;

ENTRANCE PORCH

8'8" x 6'1"

Tiled floor, feature stone walls, coat hooks, radiator and a glazed door into;

SITTING ROOM

27'5" x 15'0"

Dual aspect spacious room with full length windows, glazed door to the front, stairs rising, under stairs cupboard, television point and wood floor.

KITCHEN / DINING ROOM

28'6" x 11'0"

Dual aspect room with tiled flooring and bi-folding doors to the rear garden.

The kitchen comprises a range of wall, base and drawer units, worksurface with inset double stainless steel sink unit, fridge freezer, space for dishwasher, washing machine and electric Ranger cooker with extractor over.

BEDROOM

11'6" x 9'10"

Double with wood floor and door to cupboard housing the water tank and underfloor heating controls.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin, large walk in shower cubicle, shaver socket and tiled floor.

STAIRS TO MEZZANINE LANDING

27'5" x 14'11"

Stairs rise to the landing with beamed ceiling, fitted cupboards, Velux windows and fitted carpet.

Door into;

BEDROOM ONE

14'11" x 11'1"

Double with beams, fitted wardrobes and carpet.

BEDROOM TWO

11'3" x 8'7"

Double with beams and fitted carpet.

FAMILY BATHROOM

White suite comprising bath with mixer tap shower spray, pedestal wash hand basin, shaver socket, low level WC, heated towel rail, Velux window, door to storage cupboard and vinyl floor.

OUTSIDE

The property is approached via a shared entrance and gravel driveway. The gravel drive leads around the side of the property to the private drive with parking for a number of vehicles. Situated in the parking area is a detached workshop/studio which has been split into two sections, both with power and light.

Steps from the driveway lead up to the entrance porch and paved seating areas with a large raised flower bed. The garden is laid mainly to lawn with mature trees and shrubs. At the rear of the driveway there is a further wild flower meadow with vegetable beds.

SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Heating - Underfloor heating

Ofcom predicted broadband services - Standard: Download 2 Mbps, Upload 0.4 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely): EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band D

SITUATION

The Threshing Barn is a beautifully presented barn conversion situated in a rural location between the villages of Yarcombe, Churchinford and Upottery, with quick and easy access to the A303 and Taunton. Located in the heart of the Blackdown Hills Area of Outstanding Natural Beauty, each of the surrounding villages have an active community with parish churches, village halls, pubs and well-regarded primary schools.

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.

DIRECTIONS

From Honiton proceed in an easterly direction on the main A30/A303, passing Newcott Services after approximately 6 miles, follow the road until you pass the Vets on your left (formerly Stopgate Services), turning left signposted Taunton/Corfe. Take the next left and follow the road down the hill for approx. 1 mile and the entrance to Watchford Barn can be found on the right hand side as the road bears to the left.

What3Words: ///scrolled.erupt.styled

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available from the End December. RENT: £1,600 exclusive of all charges. Where the let permits a pet the rent will be increased to £1,650 per month. DEPOSIT: £1,846 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. Viewing 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/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act_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		
43-54 E		
31-42 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales	76	83
EU Directive 2002/91/EC		

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