



Ascot Leasefield Farm, Halwill Junction, Beaworthy, EX21
5XU

A well presented semi-detached barn conversion
in a rural location, on the owners private estate

Okehampton 11 miles Launceston 14 miles Bude 18 miles

• Rent includes water and drainage charges • Open plan kitchen/dining room • First floor living room • Two ground floor double bedrooms and shower room • Gravelled Courtyard Garden area • Garage and 2 parking spaces & Oil Central Heating • Deposit £ 951 • Available now for a 6 month and ongoing tenancy, unfurnished • No pets/children due to location • Tenant Fees Apply

£825 Per Calendar Month

01822 619818 | rentals.westdevon@stags.co.uk

ACCOMMODATION INCLUDES

Entrance door leads to:

OPEN PLAN KITCHEN/DINING ROOM

17'10" x 14'1" including recess under stairs

An L-Shaped kitchen area, fitted with a range of wooden wall and base units with granite effect worktop. Inset ceramic hob. Built in oven. Stainless steel sink with mixer tap and adjoining drainer. Space and plumbing for washing machine and fridge (appliances available if required but will not be repaired or replaced in the event of failure). Full height windows to front and rear. Tiled floor. Stairs to First Floor.

BEDROOM 1

14'9" x 9'2"

Ground floor. Built in mirror wardrobes with sliding doors. Radiator. Window to front.

BEDROOM 2

12'5" x 16'6" x 6'1" (I-shaped)

Ground floor. Window to side. Radiator. Laminate flooring.

SHOWER ROOM

Fitted with a white suite comprising large shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor.

LIVING ROOM

16'4" x 12'4"

Stairs from the kitchen/dining area lead to first floor living room. A light and airy room with wooden flooring, two velux windows. Glazed window to side (non-opening). Sloping ceilings mean head height is restricted at either side.

OUTSIDE

Immediately to the front of the barn is a gravelled area of garden, (not enclosed). The property has two parking spaces and use of a single garage immediately adjoining.

SERVICES

Council Tax Band A (Torrige DC)

Private Water & Drainage (Septic Tank) Included in the rent - no wipes/fats etc to be flushed.

Oil Central Heating - payable to the Landlord (metered oil)

Electricity - cards are available from the Landlord to top up the meter.

Broadband - According to Ofcom - Standard wired broadband is available to this location - Fixed wireless access providers may provide additional coverage i.e EE

Mobile Coverage - Voice and Data coverage is likely according to Ofcom with all 4 major networks outside. Internal coverage is limited.

SITUATION

The property is situated in the grounds of the owners small private country estate, which also functions as a working farm and offers a delightful rural setting for those seeking peace and quiet. Please note that own transport is required to access this location. The village of Halwill Junction is approximately a mile away and has a good range of local amenities including public house, convenience store/newsagents, fish and chip shop and post office. The village is also on a bus route with regular services to the Coastal Town of Bude and to Okehampton/Exeter.

Okehampton is approximately 12 miles away and offers a wide range of Nationally and locally owned shops/leisure facilities including major supermarket chains, Cinema, Leisure Centre and Golf Course. There is also an active mainline railway linking the town to Exeter & beyond for those wishing to commute.



DIRECTIONS

From Okehampton Town centre take the road out of the town in a Westerley direction passing the Castle on your left hand side, as you leave the town turn right onto the A3072 signed to Holsworthy/Bude, you will pass over two the mini roundabouts, continue straight across and onto the A3079 proceeding until you reach the village of Halwill Junction. At the mini roundabout on Station Road turn right by the Shop and then take the second right into Dreybury Lane. Follow this lane to the very end and the electric gates to Leasefield Farm will be found ahead of you. Bear right on the driveway when it forks and then left by the large tree and Cheltenham cottage can be found on the right hand side.

WHAT3WORDS ///named.spends.money

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £825 pcm inclusive of water and drainage charges. Oil payable to the landlord. Electricity on a card meter (from the Landlord) .No children or pets due to the location. DEPOSIT: £951 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.

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.

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/lr_roadmap.pdf

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.





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			
		63	85
England & Wales		EU Directive 2002/91/EC	