

STAGS

North Breazle Farmhouse Bratton Clovelly, Okehampton, Devon EX20 4JS

A spacious detached Grade II Listed farmhouse which has undergone total refurbishment throughout.

Okehampton 10 miles Launceston 12.5 miles Tavistock 15 miles

• Two Reception Rooms • Kitchen / Breakfast room • Four Bedrooms (one with ensuite WC) • Parking, Garden and Storage • Working Farm Location • Private drainage included • Pets considered • Available Now, unfurnished. Deposit £1846.00 • Council Tax Band D • Tenant Fees Apply

£1,600 Per Calendar Month

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ACCOMMODATION INCLUDES
From the garage/store , door to:

STORE/GARAGE 18'6" x 12'7"
Ideal storage area

STUDY/DINING ROOM 15'5" x 12'4"
Radiator, window to rear, vinyl flooring. Stairs to first floor

UTILITY ROOM/CLOAKROOM
Plumbing for washing machine. Radiator. A range of new grey wall and base units with inset stainless steel sink and drainer. Two under counter appliance spaces. White WC. Wood effect worktop. Obscure glazed window to side.

INNER HALLWAY 15'2" x 4'6"
Belfast sink. Oil Boiler. Radiator. Alcove suitable for fridge/freezer. Front door leading to patio/garden.

KITCHEN 24'9" x 13'1"
Newly fitted with a range of sage green wall and base units with solid wood work-tops. Space and plumbing for dishwasher. Window to front. Radiator. Large former fireplace with feature cloam oven. Inset electric range style cooker. Built in store cupboards. Tiled floor. Windows to front and rear. Belfast sink with mixer tap. Beamed ceiling with inset spotlights. Staircase to first floor.

LIVING ROOM 21'3" x 12'7"
Irregular shape. Feature fireplace (not in use). Window to front. Radiator.

FIRST FLOOR LANDING 13'10" x 4'4"
Cupboard. Radiator.

BEDROOM 1 15'5" x 12'9"
Window to front. Built in wardrobes with shelving. Radiator. Beamed ceiling.

ENSUITE WC
White WC with washbasin, storage under. Heated ladder style towel rail.

BEDROOM 4 15'5" x 8'9"
Radiator. Window to side. Irregular shape. Stairs down to study/dining room

BEDROOM 3 11'5" x 9'8"
Radiator. Built in cupboard. Window to front.

BATHROOM
White suite comprising , bath, large shower cubicle, WC. Wash basin with built in vanity storage. Heated towel rail. Vinyl flooring.

BEDROOM 2 16'2" x 13'1"
Reduced head height in part. Radiator. Window to front.

OUTSIDE
The property has off road parking adjoining which is suitable for several vehicles including cars, or a motorhome if required. Attached to the house is a garage/store. There is additional storage being available if required at no extra cost, in part of one of the adjacent farm buildings which could be suitable for a car/motorbikes , electric usage for this additional space is included for lights only.
A patio and paved path leads to the front door. Adjoining the front of the house is a good sized lawned garden, well fenced and bordered by mature trees. Immediately to the rear is a gravelled area which runs the length of the house and joins onto the lawn at the side.
AGENTS NOTE - The surrounding farm buildings and land will be in use at times for cattle, tenants should be accepting of it when applying for tenancy.

SERVICES
Oil Central Heating
Mains electric
Private Drainage - included in the rent
Water (mains) a sub-meter will be fitted and the Landlords will bill the tenants quarterly based on meter readings.
Mobile - according to Ofcom , 3 and EE offer good outdoor coverage, Vodafone and O2 offer variable coverage.
Broadband - Standard wired BT broadband available. Via Airband, Starlink - Ultrafast is available. Source - Ofcom.
EPC Band E.



SITUATION

The property is situated in a rural location, on a working farm approximately 1.5 miles from the village of Bratton Clovelly with Church, Parish Hall and Public House. The nearest Primary schools are located at Boasley Cross and Lewtrenchard, with secondary schooling being available at Okehampton, Launceston and Tavistock. There is a network of bridleways and footpaths available on the doorstep, for keen walkers, and the attractive Roadford Lake is easily walkable from the property via bridleways and quiet country lanes.

DIRECTIONS

From Okehampton proceed in a southerly direction and after approximately 1 mile turn right signposted to Holsworthy, onto the A3079, stay on this road for approximately a further 5 miles until reaching Venn Down Cross, where upon turn left for Bratton Clovelly/Boasley Cross. At the next set of cross roads, by Boasley Primary School carry on down the road and go along this road for approximately 2 miles, which will take you into the village. Turn right and along the road turn left just opposite the pub. Go along this road for approximately for approximately 1/4 mile and then take a turning on the right hand side which is sign posted Little Breazle. Go along the lane for approximately 1 mile passing Little Breazle and North Breazle can be found at the end of the lane on the left hand side through the gate.
What3 words will take you the start of the lane ///daffodils.plank.survived

From the Exeter and the A30, pass Sourton Cross services and leave the A30 at the next junction signed to Roadford Lake, Lifton, Broadwoodwidger. Turn right at the top towards Roadford Lake/Broadwoodwidger, at the next junction turn right signposted to Bratton Clovelly. Continue following the road to Bratton Clovelly, turning left at the lane signposted to Little Breazle, and follow the lane to the end, the farmhouse will be found on the left after about a mile.

HOLDING DEPOSIT AND TENANT FEES (NEW)

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.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1600.00 pcm including private drainage only. All other charges exclusive. DEPOSIT: £1846.00 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.
Pets may be considered at this property subject to a vetting application. As the property is located on a working farm , dogs must be kept under control at all times.

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.

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.

STAGS

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