

STAGS

Meadow Barn Kerswell, Cullompton, Devon EX15 2ES

An exclusive brand new, unfurnished 4 bedroom barn conversion, located within easy reach of the M5.

Cullompton 5 miles Honiton 7 miles Exeter 18 miles

• High quality finish • Panoramic views • Garden and Paddock - 1.4 acres • Uffculme School catchment area • Deposit: £2250 • Council tax band TBC • 1 pet considered • 12 months plus • Available immediately • Tenant fees apply

£1,950 Per Calendar Month

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

DESCRIPTION
Meadow Barn forms part of an small exclusive development of 3 new barn conversions. Situated at the far end of the development, the property has been thoughtfully designed to offer high specification and to provide low maintenance energy efficient living while maximising the natural light and panoramic countryside views.

The accommodation includes from the front porch, a door opens into a welcoming entrance hall and practical utility room. From here, the home flows into a bright and spacious open plan living/dining space and kitchen with integrated fridge/freezer, dishwasher, Neff double ovens and warming drawer. Beyond the main living area, a private hallway leads you to 4 generously sized double bedrooms, 2 with en suites, a stylish family bathroom plus the principle suite benefits from the added luxury of a dressing room and fitted Sharp wardrobes.

SITUATION
The property is located above the hamlet of Kerswell and on the edge of the Blackdown Hills. The property offers both rural tranquillity while remaining highly accessible, just minutes from the M5 and Tiverton Parkway Station (London Paddington Line).

OUTSIDE
Approached via a shared driveway, this home benefits from an extensive parking area conveniently located at the front of the property. To the side, the patio doors open out onto a large private south facing patio and landscaped garden creating an idyllic space for entertaining friends and family. Beyond the main garden, there is an additional adjoining paddock for recreational activities.

DIRECTIONS
From the M5 junction 28, take Honiton Road (A373) towards Honiton. Continue for just under 3 miles until you get to the Keepers Cottage Inn on your right, take the next left onto Broad Road. After about 1 mile, take the righthand turn signposted Broadhembury/Kerswell and then take the next right turn. You will reach the development, located on the left.

What3Words - ///strongman.them.orders

SERVICES
Mains electric with electric car charger.
There is an additional charge of £100 per month payable for the private borehole water supply and shared private sewage treatment plant.
Underfloor heating powered by air source heat pumps.
Ultra fast broadband available.
Outdoor mobile coverage from O2, EE, Three and Vodaphone.

AGENTS NOTE
Some photos have been staged using AI.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately RENT: £1950pcm exclusive of all charges. DEPOSIT: £2250 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 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.





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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