



**STAGS**

Blueball Farmhouse Exmouth Road, Colaton Raleigh,  
Sidmouth, Devon EX10 0LD

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A superb Grade II listed part furnished farmhouse,  
renovated to a high standard located in the village of  
Colaton Raleigh.

Budleigh Salterton 4 miles. Sidmouth 6 miles. Exeter 11 miles

• Kitchen/Dining Room • Sitting Room • Study • 4 Bedrooms, one with En-Suite • Gas Central Heating • Garden/Parking • Available beginning of May • Tenant Fees Apply

**£1,365 Per Calendar Month**

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## DESCRIPTION

A superb Grade II listed farmhouse which has been renovated to a high standard, located in the village of Colaton Raleigh. Situated just a short distance from the favoured Jurassic coastline, the city of Exeter is about 12 miles distance, with junction 29 of M5 being closer as is Exeter International Airport. This impressive farmhouse offers spacious accommodation which has been completed to a superb standard and comprises; entrance hall, cloakroom WC, open plan kitchen/dining room., study, sitting room, 4 bedrooms, master having an en-suite, family bathroom. Garden, parking, gas central heating. Available beginning of May. Part furnished. Cats considered. EPC on order. (Terms Apply). Tenant Fees Apply.

## ACCOMMODATION

Solid wood door leading to.

## ENTRANCE HALL

Stone flooring, double glazed window looking to the rear of the property, exposed beams, underfloor heating, doors and stairs leading off.

## CLOAKROOM WC

White ceramic WC and hand basin, storage cupboard, exposed beams, ceramic floor tiles and splashback. Under floor heating.

## KITCHEN/DINING ROOM

An impressive room with feature stone build fireplace, slate hearth and wood lintel. (The woodburning stove is decorative only). 2 double glazed windows looking to the front of the property plus further windows, one looking to the side and the other to the rear of the property. Ceramic floor tiles laid, storage cupboards, solid wood door leading to the front of the property. Exposed beams, underfloor heating.

The kitchen comprises of wall mounted and floor standing units finished in wood with granite effect worktops. Stainless steel sink, fitted appliances to include a dishwasher, washer/dryer, fridge/freezer, range style electric double oven with gas fired hob, stainless steel hood above.

## STUDY/SNUG

Stone flooring laid, double glazed window looking to the front of the property, exposed timber. Underfloor heating.

## SITTING ROOM

Delightful room with double glazed patio doors and window looking to the front of the property. Feature fireplace with woodburning stove. Exposed timber, stone flooring, underfloor heating.

## STAIRS & LANDING

Oak stairs and furniture to galleried landing, 2 period radiators, oak flooring laid, 3 skylight windows, doors leading off.

## BEDROOM 1

Double room with oak flooring, radiator, 2 double glazed windows, one looking to the side and the other to the front of the property. Door to:

## EN-SUITE

Ceramic floor tiles and splashback. Heated ladder style towel rail, white ceramic WC and handbasin. Generous sized shower in recess. Fitted shelves.

## BEDROOM 2

Double room, oak flooring, radiator, 2 double glazed windows, one looking to the side and the other looking to the rear of the property.

## FAMILY BATHROOM

White ceramic suite fitted comprising of WC, hand basin, bath with oak panel and shower over with glass screen. Heated towel rail, ceramic floor tiles and splashback. Skylight window.

## BEDROOM 3

Double room, oak flooring, radiator. Double glazed window looking to the front of the property.

## BEDROOM 4

Single room, oak flooring, radiator, double glazed window looking to the front of the property.

## OUTSIDE

Blueball Farmhouse is situated in the centre of the village with a shared driveway and parking to the rear of the property. To the front and side there is a low brick wall with the majority of the garden being laid to lawn with a patio to the side of the property. Nearby useful brick built storage shed.

## SITUATION

The property is situated in the heart of the popular village of Colaton Raleigh which lies on the west side of the beautiful Otter valley. This attractive village has a historic parish church, a good pub/restaurant and a village store. For walkers there are a number of delightful routes in the surrounding countryside, through the Otter valley and along the coast. Colaton Raleigh is equidistant between the coastal towns of Sidmouth and picturesque Budleigh Salterton, both within 4 miles. Both Budleigh Salterton and Sidmouth have an excellent range of shops and facilities and both are on the East Devon coastline overlooking Lyme Bay which forms part of the Jurassic coastline, England's first natural World Heritage Site. The cathedral and university city of Exeter, with a range of facilities befitting a centre of this importance, is about 12 miles.

## SERVICES

Mains gas, electric, water and drainage. Council Tax band F (ref: 3515506001). Please note that the neighbouring Leat Cottage is sub-metered from Blueball Farmhouse.

## DIRECTIONS

Leave Exeter in an Easterly direction following signs for Sidmouth on the A3052. Continue along the A3052 until the village of Newton Poppleford is reached. At the roundabout take the third exit onto Exmouth Road - B3178 signposted Colaton Raleigh. Continue along Exmouth Road and once in the village of Colaton Raleigh, Blueball Farmhouse is on the right hand side, just past the local stores.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available mid April. RENT: £1365 pcm exclusive of all charges.Children/pets considered. Where the agreed let permits pets the RENT will be £1,390. DEPOSIT: £1,575, 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.

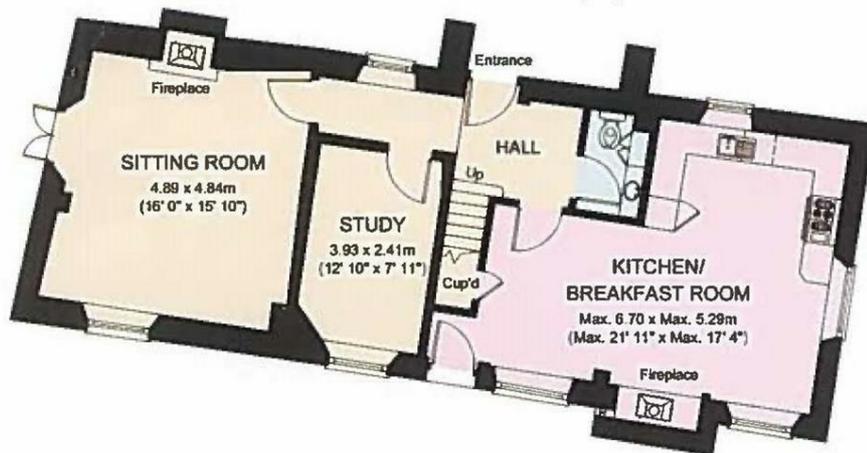
## TENANT PROTECTION

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.





### BLUEBALL FARMHOUSE



**BLUEBALL FARMHOUSE**  
Gross internal area (approx.)  
467 m<sup>2</sup> (5,025 ft<sup>2</sup>)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
392 plus) A			
131-391) B			
80-130) C		74	
35-79) D			
15-34) E			
1-14) F			
1-14) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	