



South Annexe Oaktree Carp Farm, South Molton, EX36 3PU
£950 Per Calendar Month

A MID TERRACE HOUSE situated in the a quiet rural location approximately four miles from South Molton offering THREE BEDROOM UNFURNISHED/FURNISHED accommodation with PARKING & ENCLOSED GARDEN. Available from 11th March 2026

SITUATION

Botteaux Mill lies in a rural but accessible location between South Molton and the Exmoor National Park, with far reaching views from the house and land over the North Devon countryside to the south. The farm is accessible for the towns of South Molton and Barnstaple as well as the M5 at Junction 27 and the Exmoor National Park which is a short distance to the north. The nearest village of Knowstone lies 3 miles away and has a thriving community with a Church and the popular Michelin ** Restaurant 'The Mason Arms'. The market town of South Molton is approximately 4 miles to the south and has a more comprehensive range of shops, schooling, a supermarket as well as weekly livestock and farmers markets and the nearby independent West Buckland School. The A361 (North Devon Link Road) can be accessed at South Molton and provides a link to the M5 motorway at Junction 27, nearby to which is Tiverton Parkway rail station with mainline services to London Paddington. From the Botteaux Mill there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery, and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within reach.

DESCRIPTION

The Annexe at Oaktree Fishery is a most attractive and well presented mid terrace house situated in a quiet rural location overlooking some Carp ponds. The property is of insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally with accommodation is arranged over two floors and briefly comprises a Sitting Room on the ground floor, a spacious and well equipped Kitchen/Breakfast Room, three bedrooms and a Bathroom on the first floor. The property is available on a fully furnished/part furnished or an unfurnished basis subject to the tenants requirements. Outside and to the rear of the cottage there is an enclosed Courtyard Garden and there is off road parking nearby. The water and drainage comes of a shared supply at no extra charge.

ENTRANCE

From the front, a half glazed door opens into the

SITTING ROOM

Being dual aspect with large uPVC double glazed window to the front, and fully glazed multi pane French Doors to the rear overlooking and leading out to the garden. On one side stairs lead to the First Floor, with understairs storage cupboard below, ceramic tiled floor, two radiators and smoke alarm.

KITCHEN/DINER

From the Sitting Room, stairs with wooden balustrade and handrail to one side lead to the Kitchen/Diner fitted with a range of matching modern units to three sides under a roll top worksurface with splashbacks. At one end there is a single drainer sink unit with mixer tap set below multi pane window to the rear allowing lovely rural views, whilst on one side is a built in 'Hotpoint' double oven and grill with inset four ring induction hob and stainless steel extraction hood over. The Kitchen also benefits from space and plumbing for a dishwasher and washing machine and space and point for a fridge, whilst at the opposite end is a good sized Dining area with window to the front allowing lovely views over the lake with radiator to one side and telephone point. On one side a Hallway leads to the Bedrooms and Bathroom.

BEDROOM ONE

A double Bedroom with window to the rear allowing lovely rural views.

BEDROOM TWO

With window to the front overlooking the lake, radiator to one side.

BEDROOM THREE

A Single Bedroom with window to the front overlooking the lake, with radiator to one side.

BATHROOM

With panelled walls and matching white suite comprising a shower cubicle with stainless steel electric shower and glazed shower screen to one side; a low level WC; and a built in vanity unit with stainless steel tap, cupboard below and shaver point over. The Bathroom also benefits from a heated towel rail and inset ceiling downlighters.

OUTSIDE

At the rear of the cottage is an enclosed paved courtyard garden and, in addition, there is off-road parking available at the rear of the property.

SERVICES & COUNCIL TAX

The water and drainage is on a shared supply and is available at no extra cost.

Electric is separately metered and payable by the tenant.

Telephone connected subject to BT regulations.

Satellite available via Sky.

Ultrafast Broadband available

Council Tax Band A (£1,668.55 for 2025/2026).

Mobile Phone coverage is poor. (broadband and phone info taken from ofcom checker, please check suitability/connections with your own provider)

All services (except water and drainage, which is included) to be paid for by the tenant in addition to the rent

THIS PROPERTY IS NOT SUITABLE FOR SMALL CHILDREN OR ANIMALS, DUE TO CLOSE PROXIMITY OF FISHING LAKES

INITIAL COSTS

Rent ~ £950 per calendar month

Deposit - £1,096 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

HOW TO APPLY

Please ask us for an application form (one to be supplied for each applicant aged 18+) and we will send this to you via email to complete (or we can supply a paper copy). If our Landlord approves your application, you will be asked to provide us with appropriate I.D. so we can conduct Right to Rent and anti-money laundering checks, which we are required to do by law. This will include an online 'Smartsearch' sanction check against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018.

Your details will also be passed to Let Alliance to allow them to carry out financial referencing, which includes checking your credit rating and obtaining proof of income/references from your employer and current/previous landlords.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum) - This changes on 01.05.26 as per Renters Rights Act, where all tenancies will become twelve month periodic tenancies.

Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

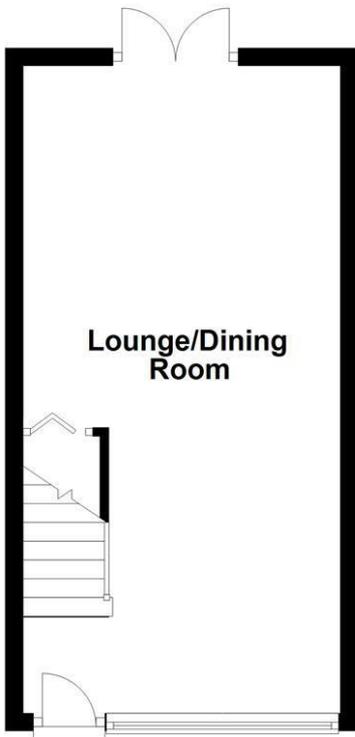
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

Ground Floor

Approx. 25.9 sq. metres (279.2 sq. feet)



First Floor

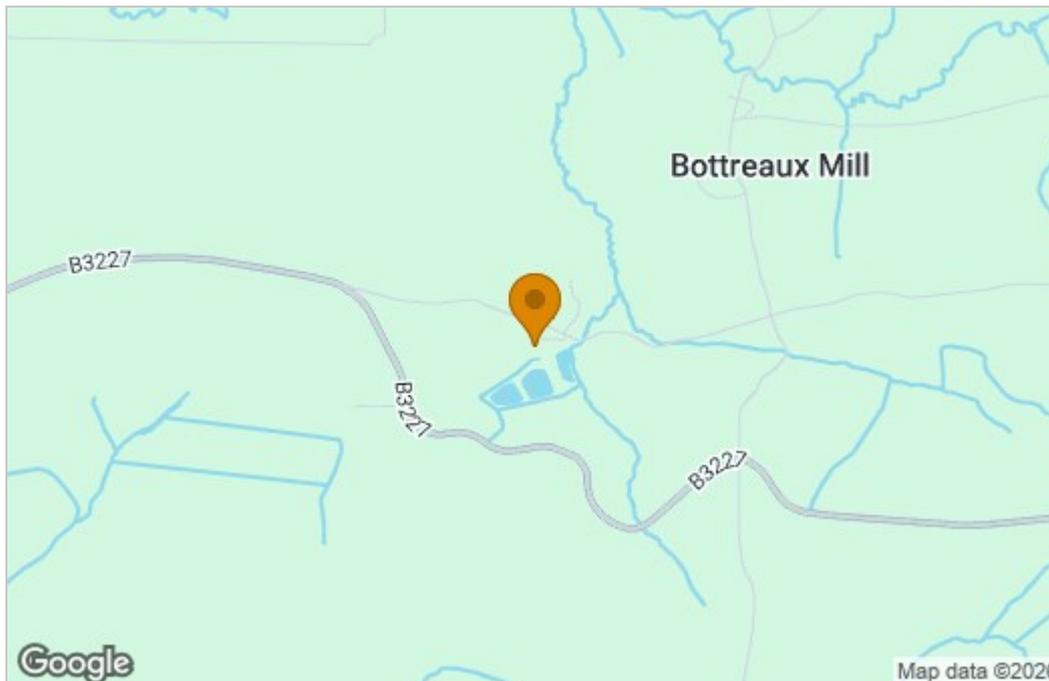
Approx. 55.4 sq. metres (595.8 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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