



Lower Knightacott Bratton Fleming, Barnstaple, Devon EX31 4SF

Substantial 5-bed, 3-bathroom period residence offering modern refinements yet retaining its original features whilst enjoying fantastic countryside views. Situated rurally near Bratton Fleming and the North Devon coast with triple garage, ample off-road parking and wrap-around gardens with tennis court and indoor squash/basketball court.

Exmoor National Park - A few minutes' drive Barnstaple - 8.5 miles Lynton - 12 miles

- Substantial period residence
- Luxury living with indoor squash/basketball court
- Large gardens with tennis court
- Triple garage, ample driveway parking
- Available 1 September
- Pets considered by negotiation
- 6/12+ months
- Deposit £2,301
- Council Tax Band G
- Tenant Fees Apply

£1,995 Per Calendar Month

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THE PROPERTY COMPRISES

Half glazed timber front doors give access to:

PORCH

Flagstone floor and space for coats and boots.

HALLWAY

Oak flooring. Store cupboard. Smoke alarm. Stairs rising to the first floor.

SITTING ROOM 20'6" x 15'1"

Large room with wood burner. Exposed ceiling beams. Oak floor. 2x radiators. Carbon monoxide alarm.

OFFICE / SECOND RECEPTION ROOM 16'9" x 16'9"

Another impressive reception room with oak flooring. Exposed ceiling beams. 2x radiators.

WC

Timber floor. Wash hand basin. WC.

LARDER / COLD ROOM 11'3" x 8'7"

Tiled floor.

KITCHEN/BREAKFAST ROOM 27'0" x 15'7"

Large room with flagstone flooring, custom-made oak cabinets, custom-made slate work surfaces, double Belfast sink with mixer tap. Electric cooker and hob. Separate gas hob. Space and plumbing for dishwasher. Heat alarm.

UTILITY ROOM 11'6" x 5'10"

Kitchen units and slate work surface. Belfast sink. Mixer tap and drainer. Flagstone floor. Space and plumbing for washing machine and tumble dryer.

DINING ROOM 26'11" x 15'5"

Large versatile room. Flagstone floor. Stairs rising to:

SNUG 29'0" x 16'7"

Timber floor. Exposed ceiling beams. Storage cupboards. Door to:

GAMES ROOM 20'0" x 13'10"

Concrete floor. Versatile room. Door to the rear garden.

INDOOR SQUASH/BASKETBALL COURT

A rarity! Indoor squash/basketball court available with the let. Access available directly from the property.

CONSERVATORY 15'10" x 13'1"

Located off the dining room and kitchen. Timber floor with electric underfloor heating. This room will contain sofas. Patio doors into garden.

FIRST FLOOR LANDING

Wooden floor. Radiator. Smoke alarm. Store room. Airing cupboard.

MASTER BEDROOM 20'0" x 15'8"

Large bedroom. Fitted carpet. Radiator. Fitted wardrobe.

EN-SUITE SHOWER ROOM

Walk-in shower. Wash hand basin. Vanity unit. WC. Tiled walls and floor. Heated towel radiator.

BEDROOM 2 18'3" x 15'3"

Timber floors. Walk-in wardrobe/store room. Radiator.

EN-SUITE SHOWER ROOM

Walk-in shower. Vanity unit. Wash hand basin. WC. Radiator.

BEDROOM 3 14'0" x 10'11"

Double bedroom. Fitted carpet. Radiator. Built-in wardrobe.

FAMILY BATHROOM

Bath and separate walk-in shower. Vanity unit with wash hand basin. WC. Towel rail. Radiator.

BEDROOM 5 12'2" x 8'7"

Dual accessible room that would suit as a walk-in wardrobe or nursery. Fitted carpet. Radiator.

BEDROOM 4 25'5" max x 13'1" max

Built-in wardrobe. Fitted carpet. Radiator.

OUTSIDE FRONT

Five-bar gate gives access to cobbled large driveway offering parking for 6+ vehicles. TRIPLE GARAGE housing the oil fired boiler and water treatment system. WOOD STORE. Patio area, the remainder laid to lawn with mature borders.

OUTSIDE REAR

Large laid to lawn with wooded area, tennis court, summer house and oil tank.

SERVICES

Mains electric. Private bore hole water supply. Private drainage. Oil fired central heating. Bottled gas for the hob.

AGENT'S NOTE

A paddock, stabling for up to 3 horses and a tack room are available by separate negotiation.

SITUATION

Lower Knightacott enjoys a delightful position on the edge of the sought after village of Bratton Fleming situated in the foothills of the Exmoor National Park lying within a predominantly agricultural landscape primarily comprising pasture and arable land interspersed with an abundance of woodland and pretty river valleys. Bratton Fleming itself provides a thriving local community offering primary and pre-schooling, a village store, together with a regular bus service to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland School which lies about 5.7 miles to the south. The regional centre of Barnstaple lies about 7 miles to the west affording an extensive range of commercial, educational and recreational facilities befitting those of an important regional centre. The bustling North Devon market town of South Molton is approximately 11 miles to the south, providing a good range of local services, including shops, banks, recreational facilities, primary and secondary schooling.

To the east the Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, whilst to the west are the popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe. Bratton Fleming is surrounded by picturesque North Devon countryside providing a wealth of recreational activities including walking, horse riding, cycling, fishing, hunting, shooting and golf courses at High Bullen, Barnstaple and Tiverton. From South Molton the A361 North Devon Link Road provides easy access to Tiverton and the M5 motorway Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.

DIRECTIONS

The property is located on the periphery of Bratton Fleming. The nearest postcode is EX31 4SF although please refer to What3words.

For the exact location of the entrance to the driveway download the What3 words app and enter: [///chairs.lots.sprinter](https://www.what3words.com/#!/en/0999/0999/0999/chairs.lots.sprinter)

LETTINGS

The property is available to let, unfurnished (apart from the conservatory), long term on an Assured Shorthold Tenancy for 6/12+ months and is available 1 September. RENT: £1,995.00 PCM exclusive of all other charges. Pets considered by negotiation. No sharers or smokers. DEPOSIT: £2,301.00 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). A minimum annual gross household income of £60,000.00 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £460.00) 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.



Approximate Gross Internal Area = 433.8 sq m / 4669 sq ft
 (Excluding Void)
 Outbuildings = 62.5 sq m / 673 sq ft
 Total = 496.3 sq m / 5342 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110429)

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 plus) 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			
		76	54
England & Wales		EU Directive 2002/91/EC	