



The Orchard, Cheristow Farm Cottages, Hartland,
Bideford, Devon EX39 6DA

Part furnished, 3-bed purpose-built lodge enjoying a garden, parking and outstanding country-side views available on a winter let, potentially longer.

Hartland village - 2 miles, Hartland Quay and Point - 2.5 miles, Bideford - 14 miles

- Idyllic location and views
- Finished to a high standard
- Parking & garden with BBQ area
- 3 double bedrooms & 2 bathrooms
- Available 1 October
- Not suitable for pets
- 6-month winter let, potentially longer
- Deposit £1,153.00
- Council Tax Band Exempt
- Tenant Fees Apply

£1,000 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk



THE PROPERTY COMPRISES

Half glazed timber front door leading to:

ENTRANCE HALL

Welcomes you into the home. Space for coats and boots. Understairs washing machine. Smoke alarm. Stairs rising to first floor (more later).

BEDROOM 3

Double bedroom. Wooden floor. Radiator.

BEDROOM 2

Double bedroom. Wooden floor. Radiator. Door leading into the garden.

MASTER BEDROOM

Double bedroom. Wooden floor. Radiator. EN-SUITE bathroom. Patio doors leading to the patio.

FAMILY SHOWER ROOM

Tiled floor. Walk-in shower. Wash hand basin. WC.

OPEN PLAN LIVING/DINING/KITCHEN

Situated on the first floor is a spacious open-planned kitchen/living/dining area. The kitchen comprises of a fully fitted shaker style kitchen in grey. Oven and induction hob. Extraction hood. Dishwasher. Wood burner. Door to balcony with steps leading into the garden. Outstanding views.

OUTSIDE FRONT

Parking for 2 cars. Pedestrian access to the rear.

OUTSIDE REAR

Lovely garden largely laid to lawn with patio area. Barbeque area. Outstanding views.

SERVICES

Mains electric on a sub meter. Read and billed by the landlord quarterly. Mains water (metered). Private drainage. Electric heating.

SITUATION

The property is rurally situated in a quiet and peaceful area. On offer nearby are wonderful coastal and inland walks together with delightful countryside, ideal for riding and cycling. Nearby Hartland village, about 2 miles away, has a thriving community with an excellent range of local amenities including café, shops, Post Office, pubs, medical centre and primary school. There are churches, a variety of clubs, societies and award-winning Pattard's Restaurant. Popular attractions include Hartland Abbey, The Lighthouse at Hartland Point and a 16th Century Quay with its shipwreck museum, pub and hotel.

The towns of Bideford and Bude around 15 miles away offer extensive facilities, including further education establishments, banks and other amenities. Barnstaple is around 45 minutes by car. Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away with regular services to London Paddington, the Midlands, the North, Scotland and the South West.

DIRECTIONS

Coming from A39 South, take the main Hartland turning, find the school and follow the lane to the right of it down to an old

stone bridge after which turn left. Follow the lane for about a mile to a tee-junction and turn left. Past telecommunications tower on right, and then a wind turbine on left. Turn left down bumpy lane shortly after it, signed Cheristow. Cheristow Farm Cottages are about 200 yds down on right. Coming from A39 North Take the Hartland turning after the Clovelly roundabout. Keep right signed Lighthouse when the main road swings left down to Hartland. Follow this lane for another couple of miles to a telecommunications tower on right, and then a wind turbine on left. Turn left down bumpy lane shortly after it, signed Cheristow. Cheristow Farm Cottages are about 200 yds down on right.

LETTINGS

The property is available to let, PART or FULLY furnished, on an WINTER LET for 6 months (potentially longer) and is available 1 October. RENT: £1,000.00 PCM exclusive of all other charges. ELECTRIC is on a sub meter which will be read quarterly and billed by the landlord accordingly. WATER metered. SERVICE CHARGE to include drainage and grounds maintenance £35.00 per calendar month payable to the landlord. No pets. No sharers or smokers. DEPOSIT: £1,153.00 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 £30,000.00 is required to be considered. References required, viewings strictly through the agents.

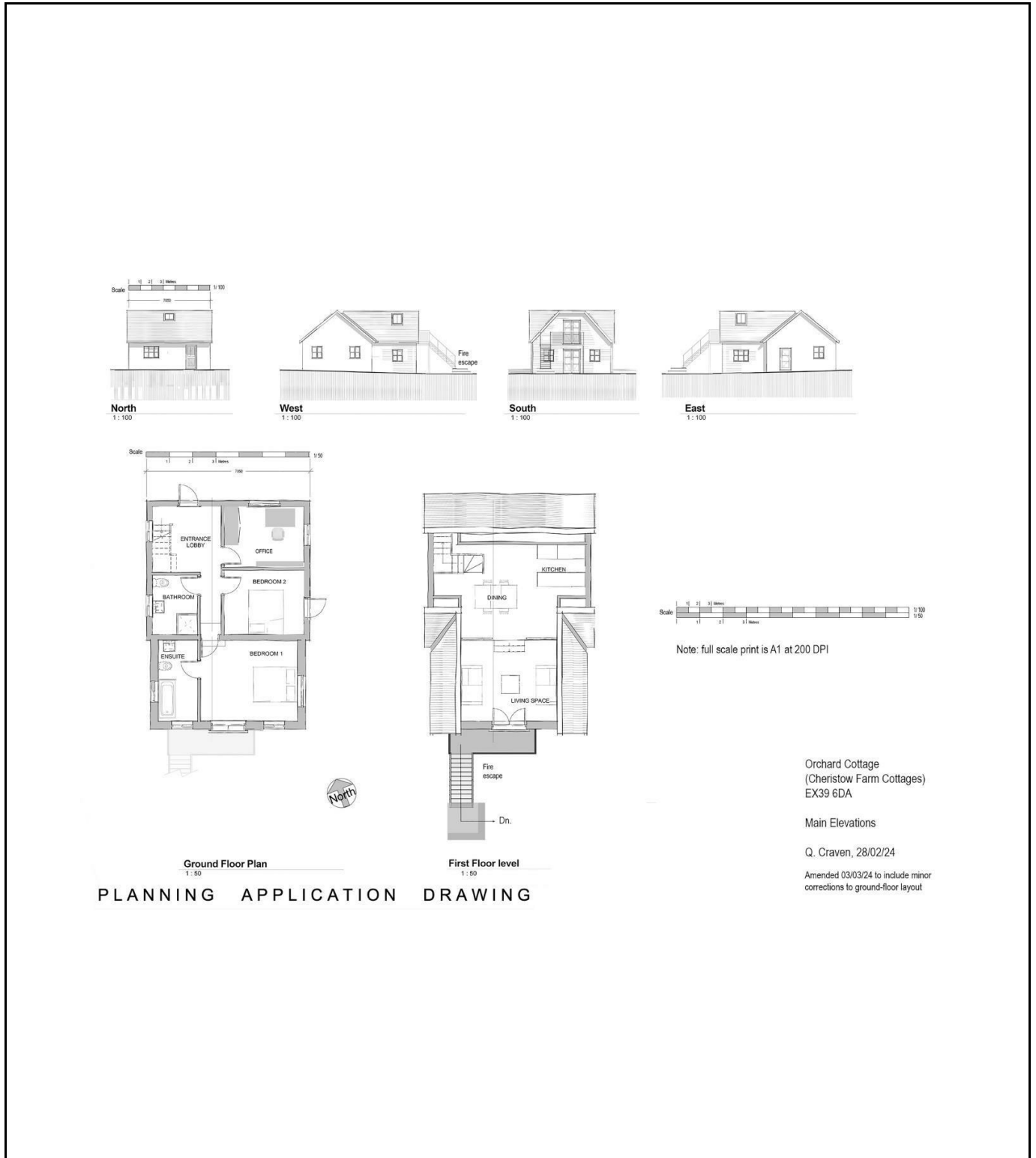
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £230.00) 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.





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		95
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	