



Huntshaw Mill Cottage , Huntshaw, Torrington, Devon  
EX38 7HD

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A fantastic opportunity to rent this spacious  
beautiful Victorian cottage.

Torrington - 3 miles, Bideford - 4.5 miles, Beach at Instow - 6.5 miles

- Conservatory with wonderful views
- Rent includes general garden maintenance
- Garage with workshop
- Ample parking
- No pets
- Available immediately
- 6 months
- Deposit £1730
- Council Tax Band E
- Tenant Fees Apply

£1,500 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)





## SITUATION

The property is situated in the small Devonshire hamlet of Huntshaw Mill nestled in some of North Devon's most attractive and un-spoilt countryside where numerous woodland walks can be found. The property is situated an equal distance from Bideford and the market town of Great Torrington which offers a wide range of amenities for its size, including bank, butchers, bakeries, Post Office, greengrocers, various public houses, primary and secondary School. There is also a golf course on the outskirts along with other nearby tourist attractions include RHS Rosemoor, The Plough Arts Centre (theatre, cinema and gallery) and the Tarka Trail.

The port and market town of Bideford sits on the banks of the River Torridge, offering an excellent range of amenities including banks, butchers, bakeries, various shopping facilities, restaurants, schooling for all ages and five supermarkets. Nearby, Westward Ho! has a safe and sandy surfing beach, access to the South West Coastal footpath, Northern Burrows Country Park and the Royal North Devon Golf Club.

Barnstaple town offers all of the areas main business, shopping and commercial venues with good transport opportunities by road (A361 connecting to Junction 27 of the M5) to the motorway and rail via the Tarka line to Exeter and Tiverton Parkway.

## FRONT DOOR

Leading to

## FRONT PORCH

Useful entrance porch leads to

## KITCHEN/BREAKFAST ROOM **16'0" x 10'5" max**

Fully fitted 'oak effect' shaker style kitchen with contrasting patterned work surface. 1.5 sink, draining board and mixer tap. Range cooker. Integrated dishwasher. Space for tall fridge freezer. Handy LARDER. Ample space for table and chairs. Timber flooring. Radiator. Smoke detector. Heating programmer.

## SNUG **12'9" x 12'4" max**

Stone and brick fireplace with multi-fuel stove. Fitted cupboard. Fitted carpet. Radiator. Carbon monoxide alarm.

## LIVING ROOM **21'1" x 13'7"**

Large dual aspect room with character features. Fitted carpet. 2x radiators. Thermostat.

## INNER HALLWAY

Timber flooring

## WET ROOM

Level access wet room with walk-in electric shower. Low level WC. Wash hand basin. Vanity unit. Heated towel rail. Extraction fan. Partially tiled walls.

## BEDROOM 3 **14'7" x 12'4" max**

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

## BEDROOM 4 **15'5" x 7'4"**

Double bedroom. Fitted carpet. Radiator. Exposed A-beams.

## UTILITY ROOM **12'4" x 8'11" max**

Timber flooring. Space & plumbing for washing machine. Space for tumble dryer. Plenty of storage. Space for coats and boots. Door to the garden. Radiator. Smoke detector. Carbon monoxide alarm.

## CONSERVATORY **16'0" x 12'11"**

Fantastic conservatory with wonderful views of the grounds and beyond. Timber flooring. Radiator. Patio doors leading out onto the decking.

## UPSTAIRS

Accessed via the snug

## LANDING

Fitted carpet. Smoke detector.

## BEDROOM 1 **12'9" x 9'10" max**

Spacious double. Built-in wardrobe and storage. Radiator. Fitted carpet.

## BEDROOM 2 **13'10" x 7'8"**

Spacious double. Fitted wardrobe and chest of drawers. Radiator. Fitted carpet.





### BATHROOM

Large family bathroom. 3-piece white suite with electric shower over the bath. Vanity unit. Airing cupboard housing hot water cylinder. Radiator. Fitted carpet.

### OUTSIDE

Generous mature grounds extending to 1.5 acres. Lush lawned areas bordered by various beds of shrubs and plants. A real gardener's haven. DRIVEWAY with ample parking.

GARAGE with power and light connected. External tap. WORKSHOP connected to rear. Potting shed. Brick-built shed with power connected.

### SERVICES

Council Tax Band E. Mains electric. Oil fired heating. Private water supply and sewage.

### DIRECTIONS

FROM BARNSTAPLE: Leave Barnstaple using the A3232 following towards Torrington. Go through Newton Tracey and at Alverdiscott turn right signposted Huntshaw (3 miles). After approx. 1.6 miles, at the T-junction, turn right signposted Huntshaw (1/2 mile). After approx. half a mile bear right signposted Huntshaw Mill. Continue along this road following the signs for Huntshaw Mill until reaching a T junction, taking the left hand turn signposted Huntshaw Mill. Take the next right following the signs to Huntshaw Mill where the property's driveway can be seen on the right hand side with double wooden gates.

### LETTING

The property is available to let on an Assured Shorthold Tenancy for 6 months plus. Unfurnished and is Available IMMEDIATELY. RENT: £1,500.00 PCM (incl. garden maintenance) exclusive of all other charges. Regret No Pets. DEPOSIT: £1,730.00 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 verifiable gross household income of at least £49,500.00 per annum is required to be considered for tenancy. References required, viewings strictly through the agents.

### TENANT FEES AND HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - £346.00 in this instance) 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.



30 Boutport Street., Barnstaple, Devon, EX31 1RP  
 01271 322837  
 rentals.northdevon@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E	40	
31-48	F		
1-30	G		
Not energy efficient - higher running costs			
		81	
England & Wales		EU Directive 2002/91/EC	