



Old School House , Alverdiscott, Barnstaple, EX31 3PT

Beautifully restored detached, 3-bedroomed, former schoolhouse in the peaceful village of Alverdiscott.

Great Torrington & Bideford 5 miles, Barnstaple 7 miles, Westward Ho!/coast 8 miles

• Idyllic village location with countryside views • Solar panels and air source heat pump • Private lane setting with parking and garage • Original wood flooring and character features throughout • Available IMMEDIATELY • 6/12+ months • One pet considered by negotiation • Deposit £1846 • Council Tax band E • Tenant Fees Apply

£1,600 Per Calendar Month

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DESCRIPTION

The Old School House is a beautifully restored three-bedroom detached character residence, originally constructed in 1876 as the village schoolhouse and headmaster's home. Nestled in the idyllic village of Alverdiscott, this unlisted property enjoys charming views of the neighbouring church and rolling countryside. Offering a rare blend of heritage, tranquillity, and modern convenience, it is ideally located within easy reach of Torrington, Barnstaple, and Bideford.

ACCOMMODATION

Entry is via a practical porch with space for coats and footwear, leading into a stunning kitchen/dining room with vaulted ceilings and triple-aspect windows that flood the space with natural light. The recently refurbished kitchen features a bespoke range of cream units, granite work surfaces, a central island with breakfast seating, and original wood flooring that preserves the home's period charm.

A spiral staircase leads to a mezzanine level, currently used as a home office, offering far-reaching countryside views. The open-plan dining area includes a newly installed wood-burning stove, double-aspect windows, and a bespoke wooden bookcase. Integrated appliances include a fridge, freezer, dishwasher, oven, grill, warming drawer, and microwave space. A rear door leads to a potential walk-in larder.

The sitting room is divided by a central staircase, with a flexible snug area on one side-suitable for a breakfast room, study, or playroom. This space features exposed stonework and a second wood-burning stove, creating a cosy atmosphere. To the rear, a utility room offers scope for conversion to a wet room and is already fitted with base and wall units, sink, power and lighting.

Upstairs, there are three bedrooms-two spacious doubles and one smaller double. The family bathroom has been recently upgraded and includes a full-size bath, wash basin and WC.

OUTSIDE

Approached via a quiet private lane, the property enjoys a peaceful setting. The front garden is accessed through a five-bar gate and offers ample off-road parking, as well as a large detached garage, ideal for use as a workshop or for additional storage. The grounds are well maintained and enjoy views across open countryside. Further benefits include solar panels, an air source heat pump and private drainage, providing sustainable and energy-efficient living in a charming rural location.

SERVICES

Electric - Mains connected. Solar panels with battery pack fitted.

Water - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Heating - Air source heat pump system.

Ofcom predicted broadband services - Standard: Download 11 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band E

SITUATION

Alverdiscott is conveniently situated within easy reach of Great Torrington town, the port and market town of Bideford and Barnstaple, the regional centre for commercial venues and transport links. The towns of Bideford and Great Torrington offer an extensive range of amenities including banks, butchers, bakeries, pubs and

restaurants, various shopping facilities, post offices, pubs, primary school and secondary schools and supermarkets. The coastline at Westward Ho! benefits from a safe and sandy beach, which adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, reputed to be the oldest links course in England. There is also access to the South West coastal footpath, which affords excellent walks with stunning vistas of the rugged North Devon coastline. Barnstaple is approximately 7 miles away and offers all the area's main business, shopping and commercial venues. There are good transport opportunities via the A361, which connects to the motorway network via junction 27 of the M5 or via rail and the Tarka Line. There is also a regular bus service from Alverdiscott to Barnstaple for those commuting to work or just heading into town for a few hours.

DIRECTIONS

What3words - [///snapped.regarding.slippers](#)

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 months plus and is available IMMEDIATELY. RENT: £1,600.00 PCM exclusive of all other charges. One pet considered by negotiation. Where the agreed let permits pets the RENT will be £1,625. DEPOSIT: £1,846 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). No sharers or smokers. A minimum annual gross household income of £48,000.00 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 £369.00) 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.

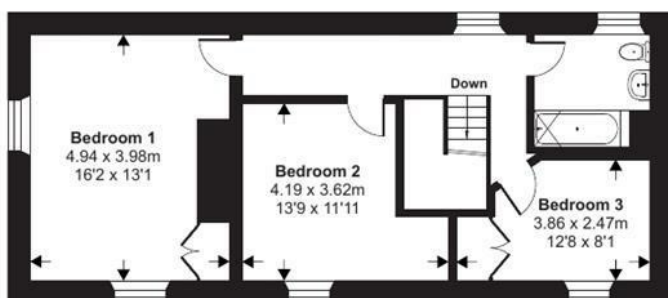
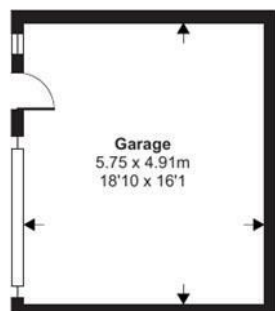
TENANT PROTECTION

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.

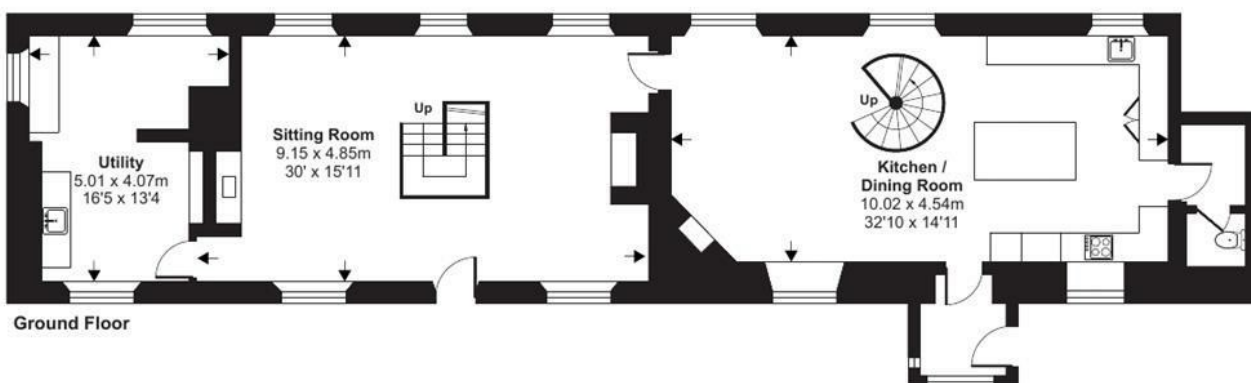
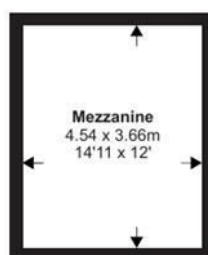


Approximate Area = 2152 sq ft / 199.9 sq m
 Garage = 304 sq ft / 28.2 sq m
 Total = 2456 sq ft / 228.1 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Stags. REF: 1303716

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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(49-54)	E		
(25-48)	F		
(1-24)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			