



## The Stables, Combe Park House, Hillsford Bridge, Devon, EX35 6LE

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An attractive barn conversion with wonderful  
summerhouse set in an idyllic location.

Lynton - 4 miles Minehead - 17 miles Barnstaple - 20 miles

• Quality Barn Conversion • Two Double Bedrooms • Summerhouse • Rural Views • Available 1 January 2026 • One small pet considered • 6 months + • Deposit £1032 • Council Tax Band B • Tenant Fees Apply

**£895 Per Calendar Month**

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## ACCOMMODATION TO INCLUDE

Stable door into

## UTILITY ROOM

With space and plumbing for washing machine, tumble dryer. Large Belfast sink, boiler and hot water cylinder, water filtration system, and radiator with window to front. Slate floor. Stairs rising to

## LOBBY AREA

With vinyl floor, window to the side and space for coats. Doors to:

## KITCHEN

Well fitted with a range of modern wall and floor units with built in dishwasher, fridge freezer, electric oven with induction hob and extractor over, 1 ½ bowl stainless steel sink, window with views down the valley, radiator and vinyl flooring.

## SITTING/ DINING ROOM

A large airy room with 2 velux windows to the rear and large window to the front with views down the valley, the ceiling is vaulted with exposed beams, telephone and tv points, two radiators and carpet giving access to:

## SHOWER ROOM

Fitted with a white suite comprising of corner shower with tiled walls, handbasin and WC. Radiator and velux window.

## BEDROOM ONE

A double room with two windows, carpet, radiator and door to large built in wardrobe with hanging space and radiator.

## BEDROOM TWO

A double room with two windows, carpet and radiator.

## OUTSIDE

A stone built octagonal SUMMER HOUSE with travertine floor with under floor heating and wood burner, and a small area of lawn located opposite the property. The property has its own entrance drive and to the front of the property is a cobbled courtyard providing parking for two cars.

## SITUATION

The town of Lynton and its twin village of Lynmouth are situated on the North Devon coast, approximately mid way between Ilfracombe and Minehead, surrounded by magnificent scenery. The high ground of Exmoor falls to meet unusual "hogback" cliffs that plunge steeply over 600 feet into the sea, providing a breathtaking backdrop to the two rural communities. The Lyn Rivers tumble through deep wooded valleys, meeting at Lynmouth, to flow across a rocky shore to the open sea, a small harbour, flanked by the famous Rhenish Tower hints about a herring trade, once sustaining Lynmouth's community, whilst the small town of Lynton, originally supported by sheep farming, stands high on the cliff top, above its sister village. Lynton and Lynmouth have many gift shops, restaurants and pubs, and for those who are a little more energetic, some fantastic walks with views that will take your breath away. Barnstaple, the regional centre is about 19 miles, and houses the area's main business, commercial, leisure and shopping venues. Junction 27 of the M5 Motorway is less than an hour by car, where Tiverton Parkway also offers a fast service of trains to London (Paddington) in just about 2 hours.

## DIRECTIONS

From the North Devon Link Road (A361) at Aller Cross roundabout take the turning north towards Blackmoor Gate on the A399. Take the second turning on the right signed to Simonsbath proceed along this road until reaching Simonsbath. At the T Junction in Simonsbath turn left towards Lynton and Lynmouth on the B3223 continue over the moor crossing the cattle grids at Brendon Two Gates and Scob Hill Gate, after passing over the grid at Scob Hill Gate go around the double bends (be aware these are sharp)

continue down the main road into Hillsford before reaching the T junction with the A39 turn left and then immediately right into the National Trust Combe Park car park. Drive through the car park and continue along the private road to Combe Park House, just before the main house the road forks right take this turning and that will bring you to The Stables.

## SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank.

Private water- £50 per calendar month payable to the landlord for water and sewage.

Heating - Central heating via air source heat pump

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE.

External - EE.

Local Authority: Council tax band B

## RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)

## LETTINGS

PLEASE NOTE:- THERE ARE 8 PEACOCKS ROAMING FREE ON THIS SITE. The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 months plus and is available 1 January 2026. RENT: £895.00 PCM exclusive of all other charges. A £50.00 fixed charge is due monthly to the landlord for the water/sewage. A small pet considered by negotiation. No sharers or smokers. DEPOSIT: £1,032.00 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 £26,850.00 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 £206.00) 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	56
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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