



4 Stonemans Cottages , North Molton, EX36 3JG

£1,300 Per Month

A deceptively spacious character home with stunning elevated rural views, period features, and wraparound gardens. Offering four versatile rooms, modern extensions, and fresh décor before move-in, this peaceful village property combines charm, practicality, and scenery—ideal for long-term tenants seeking a truly picturesque lifestyle.

DESCRIPTION

4 Stonemans Cottage – Character, Charm, and Countryside Views

4 Stonemans Cottage is a charming and deceptively spacious character home, constructed primarily of stone, rendered and colourwashed under a slated roof. Blending traditional features with practical modern touches, the property benefits from uPVC windows and oil-fired central heating throughout.

The cottage has been sympathetically extended to the side to provide additional living space, including a useful utility room, a modern wet room, and a versatile snug or home office. Full of character, the interior boasts period features such as deep window sills, wooden latch doors, and a beautiful inglenook fireplace—perfect for cosy evenings.

Outside, the gardens are a true highlight, wrapping around the front, side, and elevated rear of the property, offering both privacy and delightful rural views. Ideal for those who appreciate nature, peace, and a countryside lifestyle.

The property will be fully repainted and recarpeted throughout before a new tenancy begins, ensuring a fresh and welcoming home for the next occupier.

Key Features:

Deceptively spacious stone-built cottage

Extended with utility room, wet room & snug/office

uPVC windows & oil central heating

Character features throughout, including an inglenook fireplace

Beautiful gardens with elevated rural views

To be freshly redecorated and recarpeted prior to tenancy

Tenancy Information:

Availability: From 1st June 2025

Rent: £1,300.00 PCM (exclusive of bills)

Deposit: £1,500.00 (registered with My Deposits)

Holding Deposit: £300.00 (deducted from main deposit on tenancy start)

Tenancy Type: Six-month Assured Shorthold Tenancy initially, with long-term potential

Unfurnished: Existing carpets, flooring and curtains included

Utilities: Water and electricity metered

Income Requirements:

Applicants must show a household income of £39,000 per annum or provide a guarantor earning at least £46,800.

Additional Notes:

Pets considered at an additional £25 PCM per pet

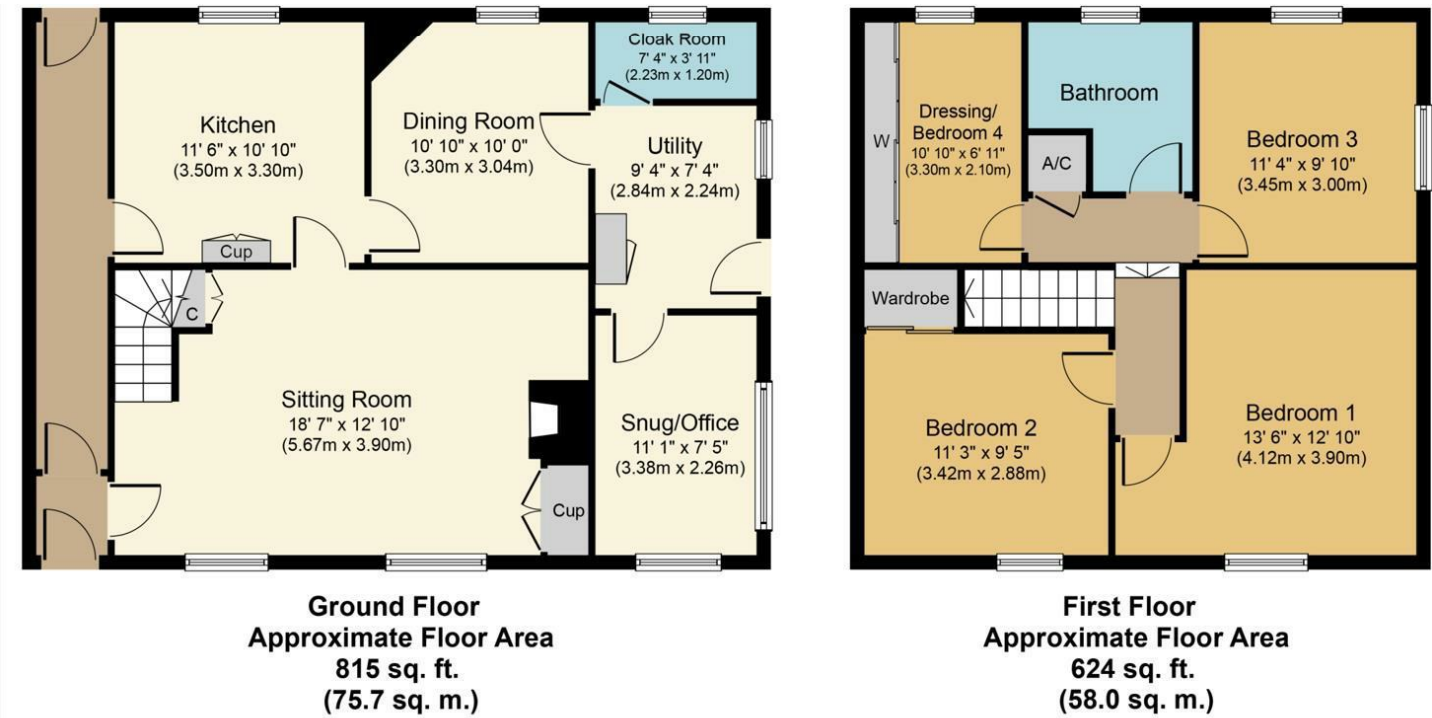
Council Tax Band: D

EPC Rating: D

There is an existing covenant on the inner hallway which allows the neighbour a right of way to access the rear of their property. All doors inside the property have internal locks.

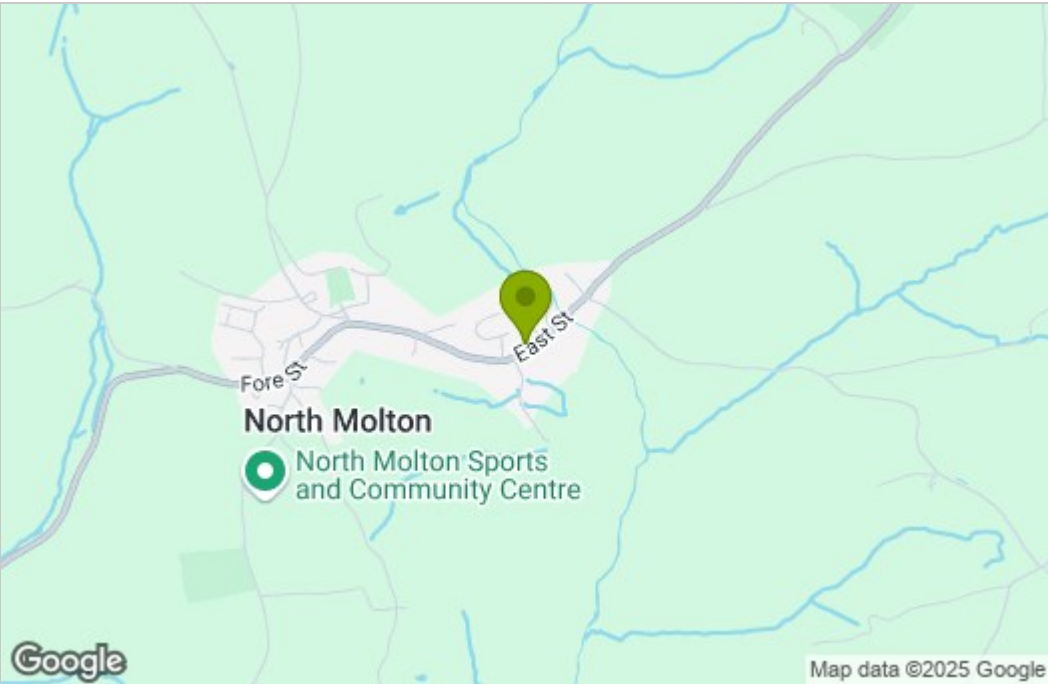
This delightful home offers a wonderful mix of charm, space, and countryside living—perfect for tenants seeking peace, character, and practicality in equal measure.

Floor Plan

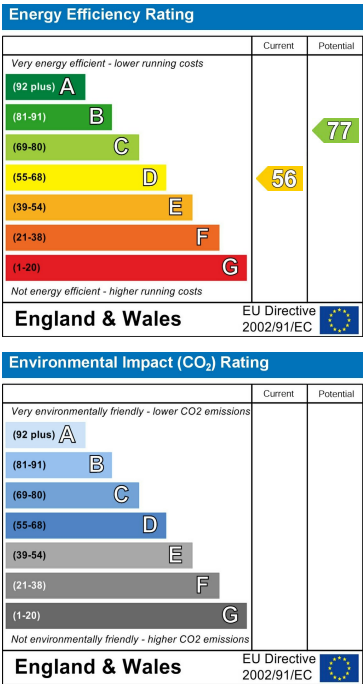


4 Stonemans Cottage, North Molton Devon

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.