STAGS

Parford Cottage , Moretonhampstead, Devon TQ13 8PU

An impressive barn conversion enjoying panoramic views over open countryside.

2 Miles to Chagford / 22 Miles from Exeter

• Available Now • Superb Barn Conversion • 3 Bedrooms/ 3 en-suites • Superb Views • Garden/Parking/Swimming Pool • Deposit: £2076 • Council Tax Band D • EPC: C • Term: 6-12 Months Plus • Tenant fees apply

£1,800 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION
An impressive barn conversion enjoying panoramic views over open countryside. Parford Cottage sits in an idyllic, elevated position. The accommodation has been thoughtfully converted to a high specification throughout, keeping original features and taking full advantage of the splendid views. Briefly comprising; open plan kitchen, dining and sitting room, utility room, garden room and guest suite with en-suite on the ground floor. To the first floor there are two further bedrooms, both having en-suites. To the outside, there is a good sized off-road parking area and storage shed. The garden is mainly laid to lawn with paved paths leading to a terrace and swimming pool. Oil-fired central heating, private water and drainage, Unfurnished. Available immediately. EPC Band C. Tenant fees apply.

ACCOMMODATION
Glazed front aspect with glazed doors leading to the open plan living, dining and kitchen.

KITCHEN/DINING/SITTING ROOM
An impressive and spacious room with fully glazed bi-folding doors looking to the front of the property, enjoying far reaching views. Oak flooring, understairs cupboard and doors leading off.

The kitchen comprises of a range of wall and base country style units with fitted appliances, which includes a dishwasher, microwave oven, electric oven, ceramic four burner hob and fridge, 1½ bowl sink. Granite effect worktops to ceramic tiled splashback.

Window looking to the front of the property over open countryside, feature wood burning stove to slate hearth, oak flooring. Glazed doors leading to:-

Oil-fired underfloor heating.

GARDEN ROOM
A feature double height room with fully glazed window to the front, which takes full advantage of the uninterrupted countryside views. The front elevation of the roof is also fully glazed and there is a feature Dartmoor stone wall. Further window to the side of the property, ceramic floor tiles.

UTILITY ROOM
Accessed from the kitchen, the utility room comprises of a matching range of wall and base units to splashback and worktops. Single drainer sink, floor standing oil-fired boiler, washing machine and freezer, space for a tumble dryer. Storage cupboards, floor tiles.

GUEST SUITE
Double bedroom with tall glazed window overlooking the open countryside, a further window looking over the garden and beyond. Fitted wardrobes, carpet. Door to:

EN-SUITE SHOWER
High specification suite comprising of a WC, hand basin and double shower cubicle, ceramic wall and floor tiles, heated towel rail. Window looking to the side of the property.

STAIRS & LANDING
Carpet to the stairs

BEDROOM 1
Double room, feature exposed beams, windows looking to the front of the property over open countryside. Fitted wardrobes. Carpet, door leading to:-

EN-SUITE
Modern suite with wood panelled bath, WC and hand basin. Heated towel rail ceramic wall and floor tiles. Skylight window.

BEDROOM 2
Double room, window looking to the front of the property and beyond, feature Juliet balcony over the garden room. Fitted wardrobes, door leading to:-

EN-SUITE
Another high specification suite comprising of a double shower cubicle, hand basin and WC. Ceramic wall and floor tiles. Window looking to the front of the property and again open views.

OUTSIDE
From the 5 bar gate and traditional stone walls there is a good sized parking

area with a useful storage shed. Leading from the parking area, a wooden pedestrian gate accesses a path which runs along the front of the property to a raised terraced area. There is an enclosed swimming pool, (please see general notes). The remainder of the garden is laid to lawn and from every aspect the views are exceptional.

SERVICES
Private water and drainage, mains electric, oil fired central heating, underfloor heating to the ground floor reception rooms. Council Tax D (000473)

GENERAL NOTE
The swimming pool is currently serviced on a contract and should the successful applicant wish to use the swimming pool, the cost of the contract would need to be met by the tenant.

SITUATION
Parford Cottage enjoys an idyllic rural position but is only 2 miles distant from the village of Chagford which is an ancient moorland stannary town, which offers a wide range of day-to-day shops, a primary school, a Montessori pre-school, parish church, doctor and dentists surgeries, small library, pubs and a hotel. There are excellent sports facilities here, including tennis, football pitch, cricket pitch with pavilion, bowling green, children's play park and a seasonal open air swimming pool.

Only five miles distant is the A30 dual carriageway junction which gives access to Cornwall in the west and the city of Exeter and the M5 motorway to the east. The city of Exeter is 22 miles distant.

DIRECTIONS
From Exeter take the A30 westbound towards Okehampton. Take the exit signed Moretonhampstead A382. At the roundabout, take the first exit staying on the A382. Continue along the A382 and at Easton Cross turn left (turn left before Eastern Court). Continue along this lane for about 0.5 of a mile and Parford Cottage will be found on the righthand side.

LETTING
The property is available to let on a assured shorthold tenancy for 6 months unfurnished and is available immediately. RENT: £1800 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £2076 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). References required viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) 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.

STAGS

21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk

@StagsProperty

arla | propertymark PROTECTED