



Sunset Barn 6 Apple Orchard, Staverton, Devon TQ9 6GY

An impressive three storey dwelling, enjoying magnificent views across the surrounding countryside, set within a delightful development of new homes on a former cider works. EPC Band: B. Pets By negotiation. Tenant fees apply.

A38 (Buckfastleigh): 3 miles | Totnes: 4 miles | Ashburton: 4 miles.

• Delightful Rural location • Three Storey Accommodation • Sympathetically Designed • Spectacular Views • Private Parking and EV Charging • Pets By Negotiation (Terms Apply) • 12 Months Plus • Deposit: £2,250.00 • Council Tax Band: TBC • Tenant Fees Apply

£1,950 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

The development is situated between the villages of Landscope and Staverton. Staverton is a charming village set on the banks of the River Dart renowned for its steam trains, Sea Trout Inn and some of the best walks in the area. In addition to this, the village boasts a church, village hall and the well-regarded independent St Christopher's Nursery and Prep School. Landscope, a much smaller village by comparison, enjoys amenities including a pub, primary school and church. The nearby town of Ashburton has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School.

Totnes is a bustling Elizabethan market town full of interest, with a wide range of good local schools, shopping facilities and recreational pursuits including an indoor swimming pool and boating opportunities on the River Dart. Dartington sits beside Totnes and is a much sought after village; with its own primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall Estate with its many cultural attractions is also within the parish. The A38 Devon expressway is 3 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Mainline rail links to London Paddington are also located in Totnes.

DESCRIPTION

Combining contemporary style, versatile spaces, and an idyllic rural setting, this beautifully presented property offers an ideal family home. Designed for modern living across three spacious levels, the home boasts breath-taking countryside views throughout. The ground floor features a stunning open-plan kitchen, dining, and sitting area, complete with bi-folding doors that open onto a generous lawn garden, creating a seamless connection between indoor and outdoor living. A separate utility room with a WC enhances the practicality of this thoughtfully designed space.

On the first floor, a cosy sitting room benefits from large windows that flood the space with natural light while showcasing the property's superb position. Two well-proportioned double bedrooms are serviced by a stylish family bathroom, featuring a shower over bath, a wash basin, and a WC. The second floor offers two spacious double bedrooms, each with luxurious en suite shower rooms and breath-taking panoramic views, creating peaceful retreats for relaxation.

Outside, the garden enjoys a sunny southern aspect, with a patio area ideal for alfresco dining or entertaining. Beyond the lawn, a gravelled area offers space for a storage shed or additional seating. The property also benefits from two allocated off-road parking spaces.

SERVICES

Mains electric, water, gas. Heating - Gas central heating via a



communal LPG tank.

Ofcom predicted broadband services - Superfast: Download 75 Mbps, Upload 20 Mbps.

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

Council Tax Band: TBC

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

From the A38, proceed on the A385 towards Totnes for 2.5 miles and turn right signposted to Staverton and 'Bens Farm Shop'. Proceed into the village of Staverton passing the steam railway and follow the road around to the right. Take the first right and proceed up the hill and out of the village. Continue on this road for 1 and a quarter miles where the development can be found on your left hand side.

what3words: history.incur.layover.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months, unfurnished and is available immediately. RENT: £1,950.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £2,000.00. DEPOSIT:

£2,250.00, 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). References required, viewings strictly through the agents.

HOLDING DEPOSIT & 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).

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.

RENTERS RIGHT BILL

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.





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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		84	86
		EU Directive 2002/91/EC	