



Butterwell Barn , Torcross, Kingsbridge, TQ7 2TG

A unique and beautifully presented barn conversion, with off street parking for up to 4 cars and two external stores, located in Torcross with views over Slapton Ley. EPC Band: C. Pets by negotiation. Tenant fees apply.

Kingsbridge 7 miles | Dartmouth 8 miles | Totnes Train Station 15 miles

• Newly Converted Barn • Three En Suite Bathrooms • Spacious Reception Room With Central Wood Burning Stove • Council Tax: TBC • Pets By Negotiation • 6 Months Plus • Deposit: £3,000.00 • Tenant Fees Apply

£2,600 Per Calendar Month

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

SITUATION

Torcross is an attractive coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust. The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant. The village is almost equi-distant between Kingsbridge and Dartmouth, each of which has their own extensive and delightful range of services and amenities including a primary and secondary schools.

ACCOMMODATION

Butterwell Barn is tucked away in a sheltered position in the heart of the sought-after coastal village of Torcross. Beautifully converted by award-winning local builders, the property combines the charm and character of a traditional barn with the comfort and convenience of modern living. Finished to an extremely high standard throughout, the barn features engineered oak floors with underfloor heating, a bespoke kitchen, bathrooms and generous living spaces which are filled with natural light. On entry to the property you are greeted by a welcoming entrance hall, with high ceilings, curved walls and reclaimed timbers, complemented by striking Crittall-style windows. The ground floor offers a superb principal bedroom with an en suite, two further double bedrooms, one also with an en suite and a family bathroom. A practical boot room/utility with external access to the external store completes the ground floor. From the hall, stairs rise to a split landing and to a spacious study with glazed double doors which open onto the garden. The first floor is dedicated to the main living accommodation, designed with both comfort and entertaining in mind. The well-equipped kitchen with integrated appliances flows into the open-plan dining and living area, which are centred around a feature double-sided fireplace with wood-burning stove. Vaulted ceilings, roof lights and large windows create a bright and airy atmosphere, with a picture window framing stunning views over Slapton Ley. Glazed doors open onto a raised patio above the garden room, providing the ideal setting for alfresco dining. This floor also includes a further double bedroom with en suite facilities.

OUTSIDE

Outside, Butterwell Barn enjoys a beautifully landscaped garden, designed with a series of terraces and seating areas that provide the perfect spots to take in the surroundings. The property also offers ample driveway parking together with an external store, ideal for storing for bikes and water sports equipment. In addition, there is a garden room which lends itself to a variety of uses.

AGENT NOTE

Building works are likely to occur locally which might cause some disruption during the tenancy.

SERVICES

Electric, water, drainage - Mains connected. Heating - Air Source Heat Pump
Property is newly converted and no Ofcom data on the broadband or mobile coverage is currently available.
Council Tax Band: TBC

DIRECTIONS

What3Words: vampire.devoured.mere

LOCAL AUTHORITY

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

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £2,600.00 pcm exclusive of all charges. DEPOSIT: £3,000.00 Returnable at end of tenancy subject to any deductions (the deposit will be held with the landlords via an Insured Scheme with the Deposit Protection 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

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](https://www.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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		