



Huntshaw Mill Cottage Huntshaw, Torrington, Devon
EX38 7HD

A spacious beautiful Victorian cottage in a stunning rural location

Torrington - 3 miles | Bideford - 4.5 miles | Beach at Instow - 6.5 miles

• Conservatory with wonderful views • Rent includes general garden maintenance • Garage with workshop • Ample parking • Pets considered subject to vetting • Available September • 12+ months • Deposit £1730 • Council Tax Band E • Tenant Fees Apply

£1,500 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk

THE ACCOMMODATION COMPRISES OF

Front door leading to

FRONT PORCH

Useful entrance porch leads to

KITCHEN/BREAKFAST ROOM 16'0" x 10'5" max

Fully fitted 'oak effect' shaker style kitchen with contrasting patterned work surface. 1.5 sink, draining board and mixer tap. Range cooker. Integrated dishwasher. Space for tall fridge freezer. Handy LARDER. Ample space for table and chairs. Timber flooring. Radiator. Smoke detector. Heating programmer.

SNUG 12'9" x 12'4" max

Stone and brick fireplace with multi-fuel stove. Fitted cupboard. Fitted carpet. Radiator. Carbon monoxide alarm.

LIVING ROOM 21'1" x 13'7"

Large dual aspect room with character features. Fitted carpet. 2x radiators. Thermostat.

INNER HALLWAY

Timber flooring

WET ROOM

Level access wet room with walk-in electric shower. Low level WC. Wash hand basin. Vanity unit. Heated towel rail. Extraction fan. Partially tiled walls.

BEDROOM 3 14'7" x 12'4" max

Double bedroom. Fitted carpet. Radiator. Built-in cupboard.

BEDROOM 4 15'5" x 7'4"

Double bedroom. Fitted carpet. Radiator. Exposed A-beams.

UTILITY ROOM 12'4" x 8'11" max

Timber flooring. Space & plumbing for washing machine. Space for tumble dryer. Plenty of storage. Space for coats and boots. Door to the garden. Radiator. Smoke detector. Carbon monoxide alarm.

CONSERVATORY 16'0" x 12'11"

Fantastic conservatory with wonderful views of the grounds and beyond. Timber flooring. Radiator. Patio doors leading out onto the decking.

UPSTAIRS

Accessed via the snug

LANDING

Fitted carpet. Smoke detector.

BEDROOM 1 12'9" x 9'10" max

Spacious double. Built-in wardrobe and storage. Radiator. Fitted carpet.

BEDROOM 2 13'10" x 7'8"

Spacious double. Fitted wardrobe and chest of drawers. Radiator. Fitted carpet.

BATHROOM

Large family bathroom. 3-piece white suite with electric shower over the bath. Vanity unit. Airing cupboard housing hot water cylinder. Radiator. Fitted carpet.

OUTSIDE

Generous mature grounds extending to 1.5 acres. Lush lawned areas bordered by various beds of shrubs and plants. A real gardener's haven. DRIVEWAY with ample parking.

GARAGE with power and light connected. External tap. WORKSHOP connected to rear. Potting shed. Brick-built shed with power connected.

SITUATION

The property is situated in the small Devonshire hamlet of Huntshaw Mill nestled in some of North Devon's most attractive and un-spoilt countryside where numerous woodland walks can be found. The property is situated an equal distance from Bideford and the market town of Great Torrington which offers a wide range of amenities for its size, including bank, butchers, bakeries, Post Office, greengrocers, various public houses, primary and secondary School. There is also a golf course on the outskirts along with other nearby tourist attractions include RHS Rosemoor, The Plough Arts Centre (theatre, cinema and gallery) and the Tarka Trail.

The port and market town of Bideford sits on the banks of the River Torridge, offering an excellent range of amenities including banks, butchers, bakeries, various shopping facilities, restaurants, schooling for all ages and five supermarkets. Nearby, Westward Ho! has a safe and sandy surfing beach, access to the South West Coastal footpath, Northern Burrows Country Park and the Royal North Devon Golf Club.

Barnstaple town offers all of the areas main business, shopping and commercial venues with good transport opportunities by road (A361 connecting to Junction 27 of the M5) to the motorway and rail via the Tarka line to Exeter and Tiverton Parkway.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water - Private supply

Heating - Oil fired heating

Oftcom predicted broadband services - Standard: Download 5 Mbps, Upload 1 Mbps. Superfast: Download 150 Mbps, Upload 150 Mbps

Oftcom predicted mobile coverage for voice and data: Internal - None. External - Three.

Local Authority: Council tax band E

DIRECTIONS

FROM BARNSTAPLE: Leave Barnstaple using the A3232 following towards Torrington. Go through Newton Tracey and at Alverdiscott turn right signposted Huntshaw (3 miles). After aprox. 1.6 miles, at the T-junction, turn right signposted Huntshaw (1/2 mile). After approx. half a mile bear right signposted Huntshaw Mill. Continue along this road following the signs for Huntshaw Mill until reaching a t junction, taking the left hand turn signposted Huntshaw Mill. Take the next right following the signs to Huntshaw Mill where the property's driveway can be seen on the right hand side with double wooden gates.

What3Words: ///ascendant.outlines.lower

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1500.00 pcm exclusive of all charges. DEPOSIT: £1730.00 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 £45,000.00 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

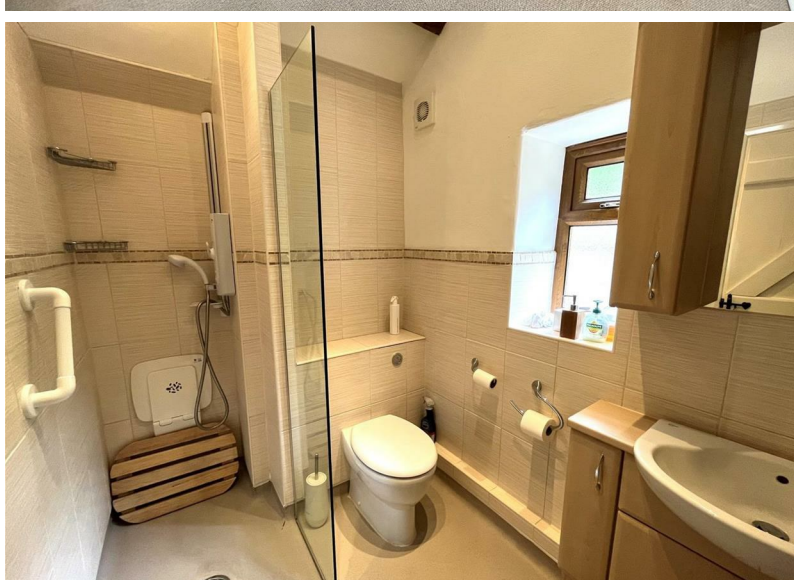
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit of £346.00 (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.

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.



Approximate Gross Internal Area = 174.5 sq m / 1878 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099304)

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		
(93 plus) 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
	81	40