



Kingfisher Little Bidlake Farm, Bridestowe, Okehampton,
Devon EX20 4NS

A terraced four bedroom barn conversion in a rural
location with lovely views

Tavistock 11 miles Okehampton 6 miles

• Sitting / Dining Room • Kitchen • Four Bedrooms (2 en-suite) • Off Road Parking in communal
car park • Oil Central Heating • Available early April , 12 months plus, long term • Water and
drainage included in the rent • Deposit £1326.00 • Council Tax Band B • Tenant Fees Apply

£1,150 Per Calendar Month

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ACCOMMODATION INCLUDES

Front door to: -

HALLWAY

KITCHEN

7'6" x 12'7"

A range of Howdens wall and base units. Inset touch screen hob, extractor above and built in oven beneath. Built in fridge freezer, plumbing for washing machine and dishwasher. Window to side, underfloor heating. Appliances are provided on the basis they are not to be repaired/replaced in the event of failure. Tiled flooring.

SITTING / DINING ROOM

16'7" x 13'5"

Underfloor heating, French doors to rear courtyard garden area. Tiled flooring.

BEDROOM 2

14'8" x 7'9" excluding alcove

Situated on the ground floor. Double Room. Patio doors to rear. Window to side. Underfloor heating. New Carpet

EN SUITE SHOWER ROOM

White suite comprising: washbasin and wc, separate shower cubicle with electric shower, light and shaver point. Obscure glazed window.

Stairs to first floor landing, new carpet.

BEDROOM 1

14'5" x 9'0" x 11'11"

Double room. Radiator. Window to front with rural views. New carpet. Door to:

EN SUITE SHOWER ROOM

White suite comprising; washbasin and wc. Separate shower cubicle with electric shower, light and shaver point. Vinyl flooring.

BEDROOM 3

12'9" x 14'4"

Double aspect room, New carpet, radiator,

BEDROOM 4

7'4" x 13'4"

Double aspect room. New carpet. Radiator.

BATHROOM

White suite comprising ; wash basin, wc and bath with shower attachment. Airing cupboard. Radiator.

OUTSIDE

The cottage enjoys a private patio area, well screened from neighbouring properties by raised beds with mature shrubs/plants. To front is an open plan communal lawn area with gazebo enjoying delightful rural views. The main gardens and grounds are maintained by the Landlords, the patio area and surrounding beds are for the tenants to maintain. Horse livery on site is available by separate negotiation with the Landlord subject to availability. Unallocated off road parking is available for 2 cars.

SERVICES

Heating oil metered and payable direct to Landlord.

Metered Electricity payable to Landlord.

Water and private septic tank drainage included in the rent.

Council Tax WDBC, Band B.

Maintenance of communal gardens and grounds is included within the rent.

Patio area and beds surrounding are for the tenants to maintain.

According to <https://checker.ofcom.org.uk/> standard wired broadband is available to this property. Non-wired services such as Airband or Starlink may be available.

Mobile providers <https://checker.ofcom.org.uk/> available are Three (voice/data likely), O2 / Vodafone/EE limited for both.

SITUATION

Kingfisher is part of a small complex of cottages, in a rural location yet within a mile of Bridestowe, located next to a working farm. The village of Bridestowe is a thriving community with well stocked village shop/post office which offers a delivery service, pub and primary school. The towns of Okehampton and Launceston are within easy driving distance and offering a large range of facilities including secondary schooling and supermarkets. Access to the A30 dual carriageway is available 4 miles away, making commuting to Exeter and beyond very straightforward.

DIRECTIONS

From Okehampton join the dual carriageway heading west. Take the slip road signposted to Tavistock/A386. Stay in the right hand lane to turn right at the



end of the slip road and then immediately left signposted Launceston (A30), Bridestowe and Lewdown. Follow the West Devon Drive for approximately 3 miles, passing the village of Bridestowe, and just after the next crossroads Little Bidlake will be seen on the right hand side, signposted Little Bidlake Farm. Proceed down the drive and bear right into the car park.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available early April. RENT: £1150 pcm inclusive of water and drainage. Mains electricity, Oil for central heating both metered and payable to the Landlord. Council Tax payable to WDBC. Not suited to pets or young children, as the property is located on a working farm and has no enclosed garden. If a suitable pet is accepted a pet rent of £50 pcm will apply. DEPOSIT: £1326.00 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 by appointment.

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.

RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_rental_bills_repeal_act_roadmap.pdf





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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@StagsProperty



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| 1-20 G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |