



Crooke Cottage North Tawton, EX20 2BJ
£1,200 PCM

A DETACHED COUNTRY COTTAGE situated on a working farm in a rural location overlooking Dartmoor offering THREE BEDROOM unfurnished accommodation including a Sitting Room, a Kitchen, a Dining Room and a Downstairs Bathroom with ample OFF-ROAD PARKING for 2/3 CARS and a GARDEN. **DOGS ARE UNLIKELY TO BE ACCEPTED AS PROPERTY LOCATED NEXT DOOR TO A WORKING FARM WITH LIVESTOCK **

SITUATION

Crooke Cottage is a detached cottage situated approximately one mile from North Tawton, a small but busy town set in the heart of the rural Devonshire countryside. It is the centre for an active and friendly community and offers a good range of local shops and stores, along with a primary school, doctors surgery, dentist's, post office, public houses, garage and church. Okehampton, approximately 6 and a half miles to the south-west, offers the wide range of amenities and facilities one would expect from North Dartmoor's principal town, including shops, supermarkets, banks, leisure facilities, pubs and restaurants. The A30 dual carriageway is located approximately 5 miles to the south of North Tawton and gives fast road access to Exeter and the M5, as well acting as a gateway to Cornwall. There are excellent sporting and recreational opportunities in the area including Leisure Centres and sports clubs at Okehampton, Crediton and Exeter, nearby golf courses at Okehampton, Waterbridge, Crediton and Moretonhampstead, fishing in the rivers Taw and Torridge, nearby riding stables, local tennis courts and clubs, and superb walking on Dartmoor, about twenty minutes drive.

DESCRIPTION

Crooke Cottage is a detached country cottage situated on a working farm just off the A3702 Bow to Okehampton road and approximately 15 minutes from the A30, allowing lovely views to Dartmoor. The cottage has recently been the subject of much refurbishment including new cavity wall and roof insulation throughout, Dimplex night storage heaters, as well as redecoration and re-carpeting throughout. Internally the unfurnished accommodation is arranged over two floors and briefly comprises a Kitchen with Walk-In Larder, a Sitting Room, a Dining Room, and a Down Stairs Bathroom, whilst on the first floor there are three Bedrooms. Outside and to the side of the property there is off-road parking for three cars, whilst to the front and rear are level good sized gardens allowing lovely far reaching views.

ENTRANCE

From the parking area, a half glazed Front Door opens into the

KITCHEN

A good sized room fitted with a range of matching units to two sides under a roll-top worksurface with contrasting splashbacks. On one side is a single drainer stainless steel sink unit with mixer tap set a below a window to the front over looking the garden, with space and plumbing for a washing machine and tumble dryer below, whilst at one end is a former fireplace recess housing a new Beko freestanding electric cooker with double oven and

ceramic hob. At the opposite end is a walk-in Larder Cupboard fitted with shelving, space and point for a fridge freezer, electric meters and fuse boxes and window to one side. The Kitchen is finished with inset ceiling down lighters, range of matching wall cupboards, further storage shelving, beamed ceiling and tiled floor. In one corner a door opens into the Sitting Room whilst at one end a door opens into the

DINING ROOM

with window and half glazed door to the side allowing lovely rural views with further door at one end leading into the Bathroom. The Dining Room is finished with a night storage heater.

BATHROOM

Fitted with a matching white suite comprising a kidney shaped panel bath with shower board splash backs, 'Mira Elite SE' electric shower over and glazed screen to one side; pedestal wash hand basin set below an obscure glazed window to the side; and low level WC. The Bathroom is finished with a ladder towel rail and tiled floor.

SITTING ROOM

From the Kitchen, a door leads into the Sitting Room, with bay window to the rear allowing views over the Garden and open countryside beyond, whilst at one end is an original fireplace recess housing a cast iron multi-fuel stove with heavy wooden mantle over. The Sitting Room also benefits a wooden display cupboard opening to an under-stairs storage recess and night storage heater. In one corner a door opens into an Inner Hall with Back Door to one side leading outside and easy turn stairs leading to the

FIRST FLOOR LANDING

with window to one side, doors to all rooms, hatch to roof space and smoke alarm.

BEDROOM 1

A good sized double room with window to the rear allowing lovely rural views, and electric panel heater. In one corner is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater and range of slatted shelving.

BEDROOM 2

Another double bedroom with window to the rear allowing lovely rural views, and night storage heater.

BEDROOM 3

A good sized single bedroom with window to the front and electric panel heater.

OUTSIDE

From the farm lane, access can be gained onto a concrete pad providing parking for at least 2/3 cars. The gardens lie on all sides of the property and are mainly laid to lawn.

SERVICES & COUNCIL TAX

Mains electricity

Mains water and private drainage (included within the rent)

Telephone connected subject to BT regulations

Satellite available via Sky

Standard Broadband available - 5 Mbps highest download. 1 Mbps highest upload

Mobile Phone coverage by O2, Three, Vodafone and EE (Mobile and Broadband info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band B - £2,173.10.p.a. for 2026/27

All services (except water and drainage) to be paid for by the tenant in addition to the rent

PETS : DOGS ARE UNLIKELY TO BE ACCEPTED AT THIS PROPERTY BECAUSE IT IS SITUATED NEXT DOOR TO A WORKING FARM WITH LIVESTOCK.

INITIAL COSTS

Rent ~ £1,200 per calendar month

Deposit - £1,384 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

HOW TO APPLY

Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

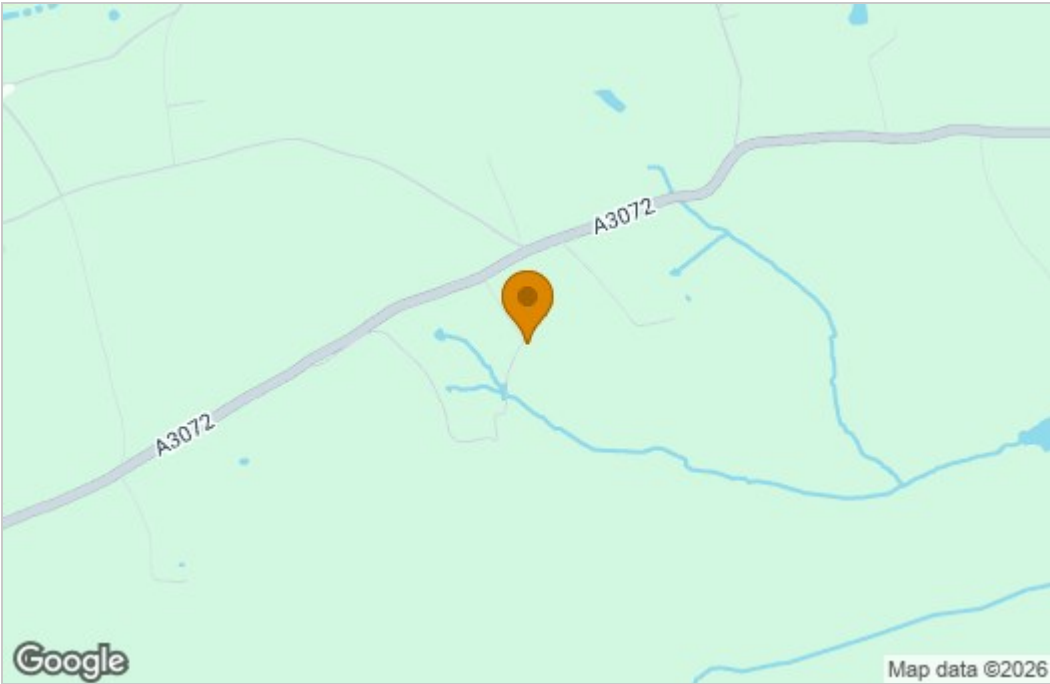
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DISCLAIMER

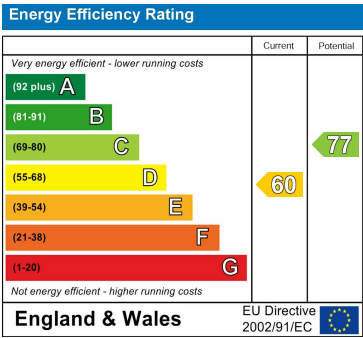
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Floor Plan

Area Map



Energy Efficiency Graph



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