



The Malt Barn Fore Street, North Molton, South Molton,
Devon EX36 3HL

A charming barn conversion tucked away in a
popular village close to Exmoor

Exmoor National Park - 1.5 miles South Molton - 3 miles Barnstaple - 13.5
miles

• Bright and Airy Open-Plan Studio Flat • Tucked away setting in a popular village • Fully enclosed mature
garden with beautiful views • Timber-framed garden room • Available Beginning of June • 12+
Months • Pets Considered • Deposit £894 • Council Tax Band A • Tenant Fees Apply

£775 Per Calendar Month

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

THE PROPERTY COMPRISES

Wooden front door leading to:

KITCHEN

11'10" x 4'7"

Modern galley-style kitchen with sleek grey gloss j-pull cupboards with grey solid oak worktops. Integrated oven and 4-ring hob. Contemporary black sink with chrome mixer tap, Large side-facing window providing excellent natural light. Finished with recessed ceiling spotlights. Slate flooring. An opening leads into:

LIVING/BEDROOM AREA

Open-plan living and bedroom area with a low-level wall separating the two areas. Vaulted ceiling. The living area is on a slightly lower level and has a glazed door to the garden. Two steps lead up to the bedroom area. Wood panelled door with access to:

BATHROOM

Fitted with a panelled bath and shower over in a tiled surround, pedestal wash basin, WC and heated towel rail

OUTSIDE

Generous plot of attractive and mature, enclosed garden with a south-facing aspect which are mainly laid to lawn with a variety of mature trees, shrubs and bushes including a impressive mature beech tree. There is an area of decking and a paved, sunken garden. Fine views are enjoyed over the village and beyond. Adjacent to the barn is a south-facing, timber-framed cabin/studio.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - LPG Gas Bottles

Heating - Gas Fired Central Heating

Ofcom predicted broadband services - Standard: Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

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

Local Authority: Council tax band A

SITUATION

The Malt Barn has been fully refurbished 4 years ago and is set in a very tucked away and south-facing position on the edge of the very popular village of North Molton, which sits on the south western foothills of Exmoor National Park and only a short distance from the A361 North Devon Link Road. The village has a thriving community and offers a very good range of amenities including a primary school (Ofsted: Good), village hall, village shop with café, garage, sports club and public house.

The local market town of South Molton is about three miles and provides an excellent range of further amenities including schooling to secondary level, banking facilities and Sainsbury's supermarket. The A361 provides an excellent road link to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east where there is a railway station at Tiverton Parkway on the London Paddington line.

Exmoor National Park, renowned for its spectacular scenery and excellent opportunities for walking, riding and fishing, is about a mile away from the property and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach by car.

DIRECTIONS

WHAT3WORDS/////vessel.signature.contexts

From the North Devon Link Road (A361) on the outskirts of South Molton take the turning signposted towards North Molton. Continue into North Molton and continue past the garage. Stay on this road and the access to the property will be seen on the right, immediately before the village hall. There is a pedestrian right of way which leads down to the property. Nearby parking is available in the village square.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available beginning of June. RENT: £775.00 pcm exclusive of all charges. DEPOSIT: £894.00 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 £23,250.00 is required to be considered. References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

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.

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 £178.00 (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.



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.



30 Boutport Street., Barnstaple, Devon, EX31 1RP
01271 322837
rentals.northdevon@stags.co.uk



@StagsProperty



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 42 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |