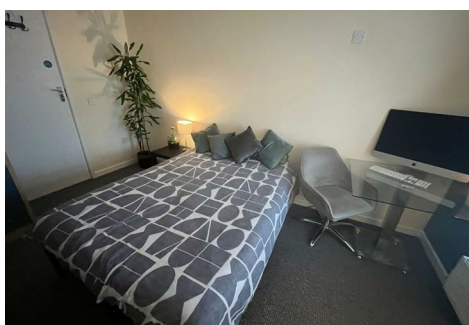
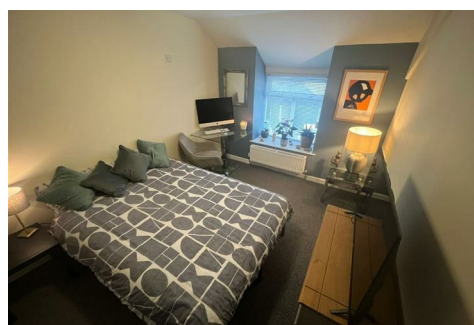




HMO Chelfham Mill, Barnstaple, EX32 7LA
£550 Per Calendar Month

Furnished double rooms available within a unique, well-managed shared home in Chelfham. All bills, council tax and broadband included, offering peaceful community-focused living close to Barnstaple.

Description

A unique and inspiring shared home, set within a beautiful natural setting in Chelfham, North Devon, offering furnished rooms within a well-managed HMO. This property is ideally suited to working professionals seeking a quieter, community-focused way of living, with strong transport links and access to nature.

The accommodation is arranged across a substantial heritage building and offers multiple furnished bedrooms. Residents benefit from multiple shared kitchens and multiple bathroom facilities, providing practical and comfortable shared living.

This is not a typical HMO. The Growforward Project offers a calm and restorative environment, best suited to individuals who value wellbeing, community and a more mindful lifestyle.

The Accommodation

Furnished double bedrooms available
Multiple kitchens and multiple bathroom facilities
Spacious communal areas
On-site parking available for all rooms
Ideal for professional, working tenants
Rooms are offered on an individual let basis within a carefully managed shared home.

The Location

Approximately 7 minutes' drive from Barnstaple town centre
Hourly bus services from the site to Barnstaple, Bratton Fleming, Lynton and Lynmouth
Around 25 minutes' drive from North Devon's popular beaches
Surrounded by countryside, woodland walks and cycling routes

Additional Information

Furnished rooms including double bed, clothes storage (wardrobe or chest of drawers), desk/table, bedside table and TV if required
Rent includes all bills, council tax and broadband
Multiple rooms available
Community-focused living environment
No pets permitted

Availability

Available for occupation from 5th January 2026

Rent and Tenancy Details

Rent: £550.00 per calendar month
Deposit: £634.62 (equivalent to 5 weeks' rent), protected with MyDeposits in accordance with their terms and conditions
Offered on an Assured Shorthold Tenancy, initially for a minimum term of 6 months, with the intention of longer-term occupation subject to suitability

Tenant Requirements

Applicants must demonstrate a minimum annual household income of £16,500.

Where a guarantor is required, the guarantor must be able to demonstrate a minimum annual household income of £19,800.

All applicants will be subject to satisfactory referencing. Due to the nature of the property, applicants should also be comfortable with shared living and a community-minded environment.

Holding Deposit

A holding deposit equivalent to one week's rent (£126.92) is required to secure a room once a tenancy offer is accepted. This will be deducted from the main deposit at the start of the tenancy.

Legal Information

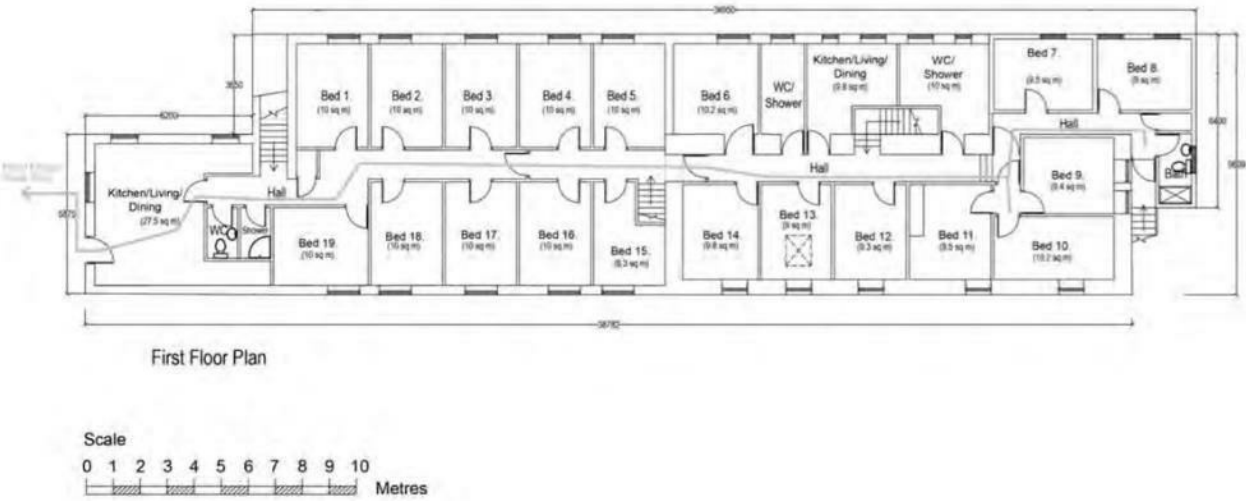
In line with Government legislation introduced on 1st June 2019, no fees can be charged to tenants for setting up, renewing or ending a tenancy.

Additional Notes

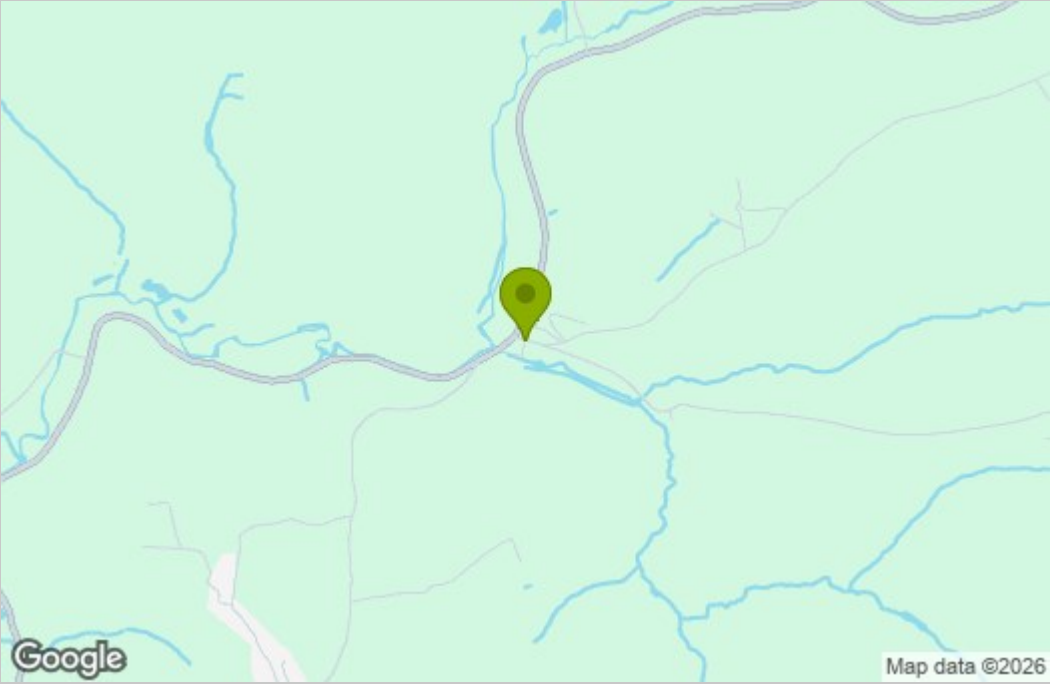
EPC Rating: C
Council Tax: Included within the rent
All measurements are approximate and for guidance only
Some marketing photographs may be historic

Floor Plan

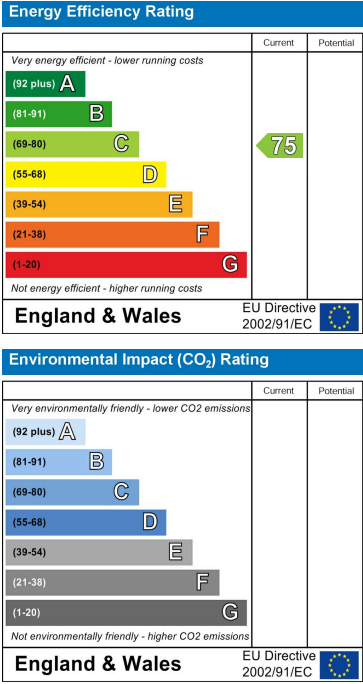
ACCOMODATION LAYOUT



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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