



## The Linhay Higher Fisherton, Atherington, UMBERLEIGH, Devon EX37 9JA

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A large, rural yet easily accessible, 1-bed barn conversion with double height vaulted ceilings, presented and finished to a very high standard. The Atherington Pavilion, is a short walk up the local quiet lane and is the hub of the village with lots of activities and events. A swing park, village tennis court and playing field are also close by.

Barnstaple - 9 miles South Molton - 9 miles Great Torrington - 7 miles

- Exceptional high quality finish
- Good-sized garden & parking
- Private access drive
- Country side views
- Available IMMEDIATELY
- Pets not considered
- 12 months +
- Deposit £917
- Council Tax Band A
- Tenant Fees Apply

### £795 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## THE PROPERTY COMPRISES

A private drive approaching the parking area and garden. Gravelled path leading to the patio area, which in turn leads to glazed oak doors providing access to:

### LIVING ROOM **17'8" x 12'3"**

Large room with feature fire place, solid oak flooring, exposed ceiling beams. Radiator. Smoke Alarm.

### KITCHEN/DINING ROOM **17'7" x 12'5"**

Another spacious room with shaker style fitted kitchen in white with contrasting grey/copper laminate work surface. Stainless steel sink, draining board and mixer tap. Built-in electric oven and induction hob. Built-in dishwasher. Washing machine. Solid oak flooring. Heating programmer. Radiator. Heat alarm. Extraction fan.

### HALL **6'10" x 6'8"**

Handy storage space for coats and boots. Solid oak flooring.

### BEDROOM **14'6" x 13'7"**

Large bedroom with deep built-in wardrobes. Exposed oak ceiling beams. Oak effect vinyl flooring. Radiator. Smoke alarm.

### EN-SUITE WET ROOM **10'1" x 6'8"**

Spacious wet room with level access shower. Wash basin. Cold and hot taps. Low level WC. Travertine tiles. Designer radiator for towels. Extraction fan.

## OUTSIDE

Established south facing garden mainly laid to lawn with mature boarders and sheltered patio area leading to walled rose garden. Outside tap and lights. Oil boiler. Off-road parking for 2 cars.

## SERVICES

Electric - Mains connected (metered and payable to landlord)  
Water - Mains connected (£35pcm charge for water and drainage payable to landlord)  
Drainage - Septic tank (£35pcm charge for water and drainage payable to landlord)  
Heating - Oil fired central heating  
Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 1 Mbps.  
Ofcom predicted mobile coverage for voice and data: EE, O2, Three and Vodafone  
Local Authority: Council tax band A

## DIRECTIONS

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From Barnstaple take the A377 signposted Crediton. Follow this road for approximately 6.6 miles. Shortly after entering Umberleigh take the first right signposted Atherington/Torrington (B3227). Follow this road for approximately 0.8 miles and turn left signposted Fisherton. Follow this lane for approx. 0.2 miles until you reach Higher Fisherton. Pass Higher Fisherton on your right and after approx. 150 yards take the next track on the right. The parking to the property will be found a short distance down the lane on your right.

## SITUATION

Atherington Village, which is a typical rural North Devon village with old Saxon church. About 1 ½ miles away is a petrol station/Londis store. There is a train station just two miles from the property in Umberleigh. The neighbouring village of High Bickington is approximately 2 miles and offers primary school, further village shops, popular pubs, doctors surgery, leisure centre and golf course. Also within easy access are the market towns of Torrington and South Molton. Barnstaple is about 8 ½ miles and as the regional centre houses the areas main business, commercial,

leisure and shopping venues, as well as North Devon District Hospital and live Theatre. North Devon's rugged coastline including the popular resorts of Appledore, Croyde, Instow and Woolacombe are all easily accessible, as is Exmoor National Park, over which there are far reaching views from the property. At South Molton and Barnstaple there is access to the North Devon Link Road leading through to Junction 27 of the M5, whilst Umberleigh railway station (2.5 miles distant) provides access to great connections to Barnstaple and Exeter. Barnstaple railhead provides a link to the National railway system at Exeter which is about 35 miles. Access to the River Taw is on the doorstep.

## AGENT'S NOTES

1. The property is situated on a working farm. 2. Not suitable for pets or children. 3. Suits a couple or single person.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7/_roadmap.pdf)

## LETTINGS

The property is available to let long term on an Assured Shorthold Tenancy for 12 months plus, partly furnished and is available IMMEDIATELY. RENT: £795.00 PCM exclusive of all other charges. WATER & DRAINAGE £35.00 per calendar month payable to the landlord. Not suitable for pets or children. No sharers or smokers. DEPOSIT: £917.00 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 £23,850.00 is required to be considered. References required, viewings strictly through the agents.

## TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £183.00) 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.



Approximate Gross Internal Area = 77 sq m / 829 sq ft

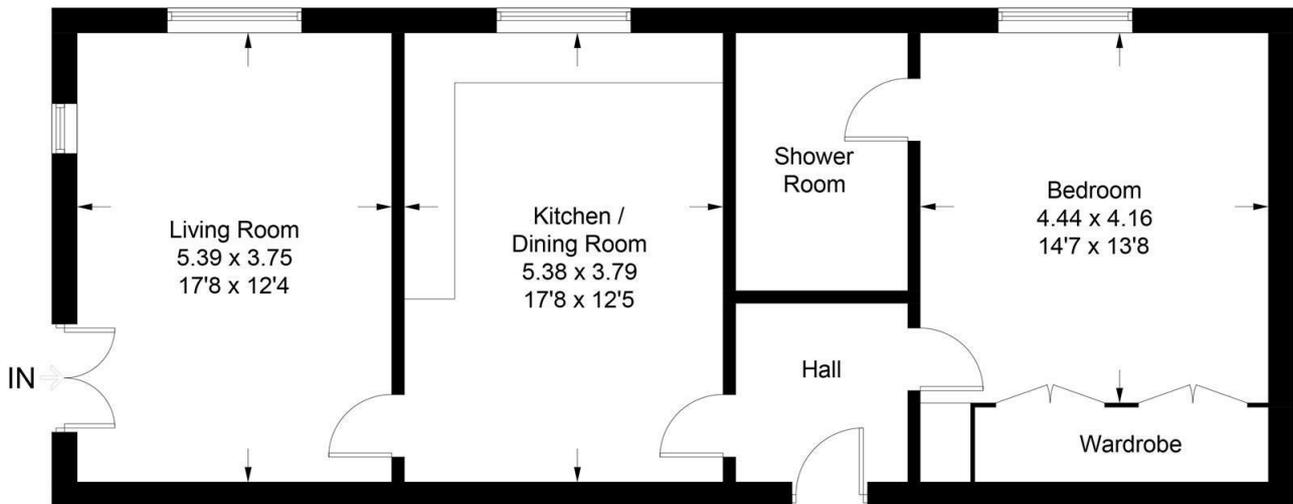


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (947288)

*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	A (82 plus)		100
B (69-81)			
C (55-68)		69	
D (39-54)			
E (21-38)			
F (9-18)			
G (1-8)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	