



1 Galmington Cottages , Shebbear, Beaworthy, Devon EX21 5RJ

Situated just outside of the highly sought-after village of Shebbear, this beautifully presented two-bedroom barn conversion enjoys a tranquil rural setting, yet remains within easy reach of village amenities. Blending period charm with contemporary design, the property forms part of an exclusive courtyard development.

Torrington - 6.5 miles, Holsworthy - 10.5 miles, Bideford - 12 miles

• Attractive 2-bed barn conversion • Private landscaped garden • Off-road parking & Countryside views • En-suite shower room • Available immediately • 12+ months • A pet considered by negotiation • Deposit £923 • Council Tax Band B • Tenant Fees Apply

£800 Per Calendar Month

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

THE PROPERTY COMPRISES

The property is accessed via a charming front garden path leading into:

KITCHEN/DINING/SITTING ROOM 27'1" x 14'2"

A bright and spacious open-plan living area with a triple aspect, vaulted ceiling, exposed beams, and French doors opening onto a private sun terrace. The modern fitted kitchen includes integrated appliances and useful worktop space, flowing seamlessly into the dining and sitting areas—perfect for both entertaining and everyday living and giving a real sense of space.

BEDROOM 1 16'2" x 11'8"

A substantial double bedroom with views over the rear courtyard and integrated storage.

EN-SUITE SHOWER ROOM

Generous en-suite shower room with WC and washbasin.

BEDROOM 2 16'0" x 9'1"

Another well-proportioned double bedroom overlooking the courtyard—ideal for guests or use as a home office.

BATHROOM

Centrally located and well-appointed with a large, dual head shower, WC, and wash hand basin.

OUTSIDE

To the front, the property boasts a private and expansive composite decked terrace—ideal for outdoor dining or relaxing—with attractive borders and a fenced boundary providing privacy. The garden is attractively landscaped with lawned areas and a paved patio,

Easy access to the property with dedicated parking.

SERVICES

Electric - Mains connected

Drainage - Shared septic tank

Water - Mains connected - Metered mains water- £40PCM payable to the landlord for water & drainage combined.

Heating - Electric boiler for heating and hot water

Ofcom predicted broadband services - Standard: Download 11 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: Good outdoor: Three.

Variable outdoor: EE, O2 and Vodafone.

Local Authority: Council tax band B

SITUATION

Shebbear is a traditional North Devon village with a strong sense of community and amenities including a village shop, pub, places of worship, and the well-regarded Shebbear College. The market towns of Holsworthy, Hatherleigh, and Great Torrington are all within easy driving distance, offering wider services and facilities. The North Devon coast and Dartmoor National Park are also within reach for leisure and outdoor pursuits.

DIRECTIONS

What3Words: ///quicker.novels.pouch

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/6915beb8bc34c86ce4e6730/Implementing_the_rental_bills_repeal_act_roadmap.pdf

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available IMMEDIATELY. RENT: £800.00 PCM exclusive of all other charges. WATER & DRAINAGE: £40PCM charge payable directly to the landlords. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £825. DEPOSIT: £923 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). No sharers or smokers. A minimum annual gross household income of £24,000.00 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 £184.00) 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.



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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		47	85
England & Wales		EU Directive 2002/91/EC	