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Residential Lettings



## The Granary Barn, Lower Norton Farm Norton, Dartmouth, TQ6 0NF

Substantial Barn Conversion with Stunning Countryside Views  
just two miles from Dartmouth

• Rural Location • Two Reception Rooms • Kitchen/dining room • Five  
Bedrooms • 3 Bathrooms • Parking • Available Immediately • Tenant Fees  
Apply • •

**£1,800 per calendar month**

**01803 833681 | [rentals.dartmouth@stags.co.uk](mailto:rentals.dartmouth@stags.co.uk)**

Cornwall | Devon | Somerset | Dorset | London

## ACCOMMODATION INCLUDES

Half glazed stable door into house

## ENTRANCE LOBBY/BOOTROOM

Entrance lobby with tiled floor, leading to half glazed stable door into house

## ENTRANCE HALL

Entrance hall with vaulted, beamed ceiling, tiled floor. Stairs down to bedrooms. Doors to Cloakroom and large Storage Cupboard. Double doors with pantry behind. Through to Kitchen/Dining Room area:

## CLOAKROOM

Large cloakroom, comprising white modern suite of wash hand basin, bidet and low level wc. Tiled floor and half tiled walls.

## KITCHEN/DINING AREA

Large Kitchen/dining area with tiled floor and mezzanine floor above and vaulted beamed ceiling. Comprising Shaker style wall and base units. Duck egg blue Rayburn, Rangemaster Professional Ceramic Cooker with extractor fan. Stairs to Mezzanine floor and further reception area. Door into sitting room

## SITTING ROOM

Very large sitting room, carpeted and with feature circular woodburning stove and hearth.

## MEZZANINE GALLERIED LANDING

Offering further living area, feature blue-coloured wood burning stove

## LOWER LANDING AREA

Carpeted lower landing area with stable door to rear garden and large walk in cupboard

## SINGLE BEDROOM

Bright, good sized single room with three windows and carpet. Leading to small landing with cupboard with shelving.

## UTILITY ROOM

With boiler, sink with floor units beneath

## BEDROOM 2 DOUBLE

Leading off from lower landing, going downstairs to large double bedroom with under stairs cupboard. En-suite comprising corner bath, low level WC, bidet, shower, hand basin over shelf unit, heated towel rail. Large cupboard with shelving and hanging rail

## FAMILY BATHROOM

Family bathroom with walk-in shower, low level WC, green glass hand basin on wooden shelf, wooden shelving above, heated towel rail.

## BEDROOM 3 DOUBLE

Double sized bedroom with built-in wardrobe and cupboard

## BEDROOM 4 DOUBLE

Double sized room

## BEDROOM 5 - MASTER

Large room with stable door to rear garden, built in storage cupboards. Door to dressing room with shelving and hanging rail. Further door to en-suite,

## EN-SUITE

En-suite comprising: bath with hand held shower over, hand basin, low level WC, shower, heated towel rail

## OUTSIDE

Low maintenance, mature gardens and terrace. Log store. Parking for 4 vehicles

## SERVICES

Mains Electric, Water. EPC Band D

## SITUATION

The property is situated approximately two miles from Dartmouth. Known as the jewel of the South Hams, the waterside town of Dartmouth is a popular boating centre boasting a world famous regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of boutiques and galleries, restaurants, delicatessens, pubs and cafés. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive rail network and road links to the M5 motorway.

## DIRECTIONS

From the Stags office in Duke Street head out of Dartmouth on the A3122. Approximately 1.5 miles out of Dartmouth, directly after Norton Park turn right and follow unmade road and the property will be found on the left hand side.

## LETTINGS

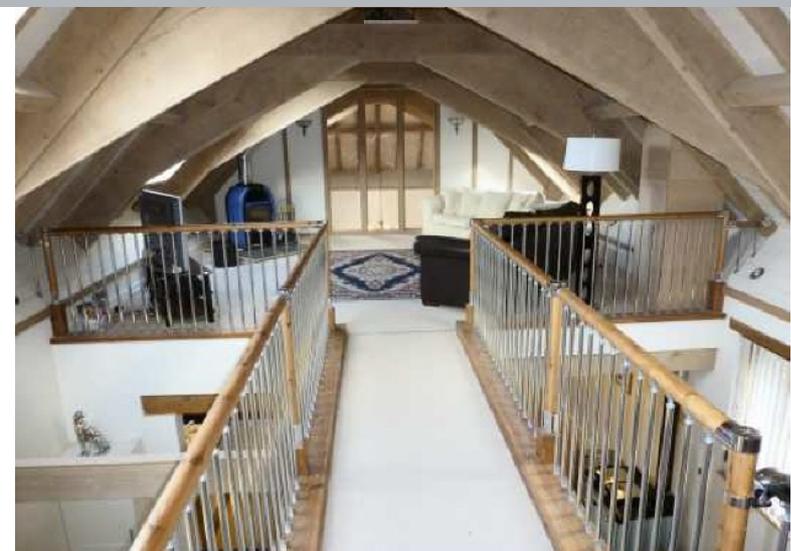
The property is available to rent for a period of twelve months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT £1950.00 per calendar month exclusive of all charges. DEPOSIT £2250.00 Returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required.

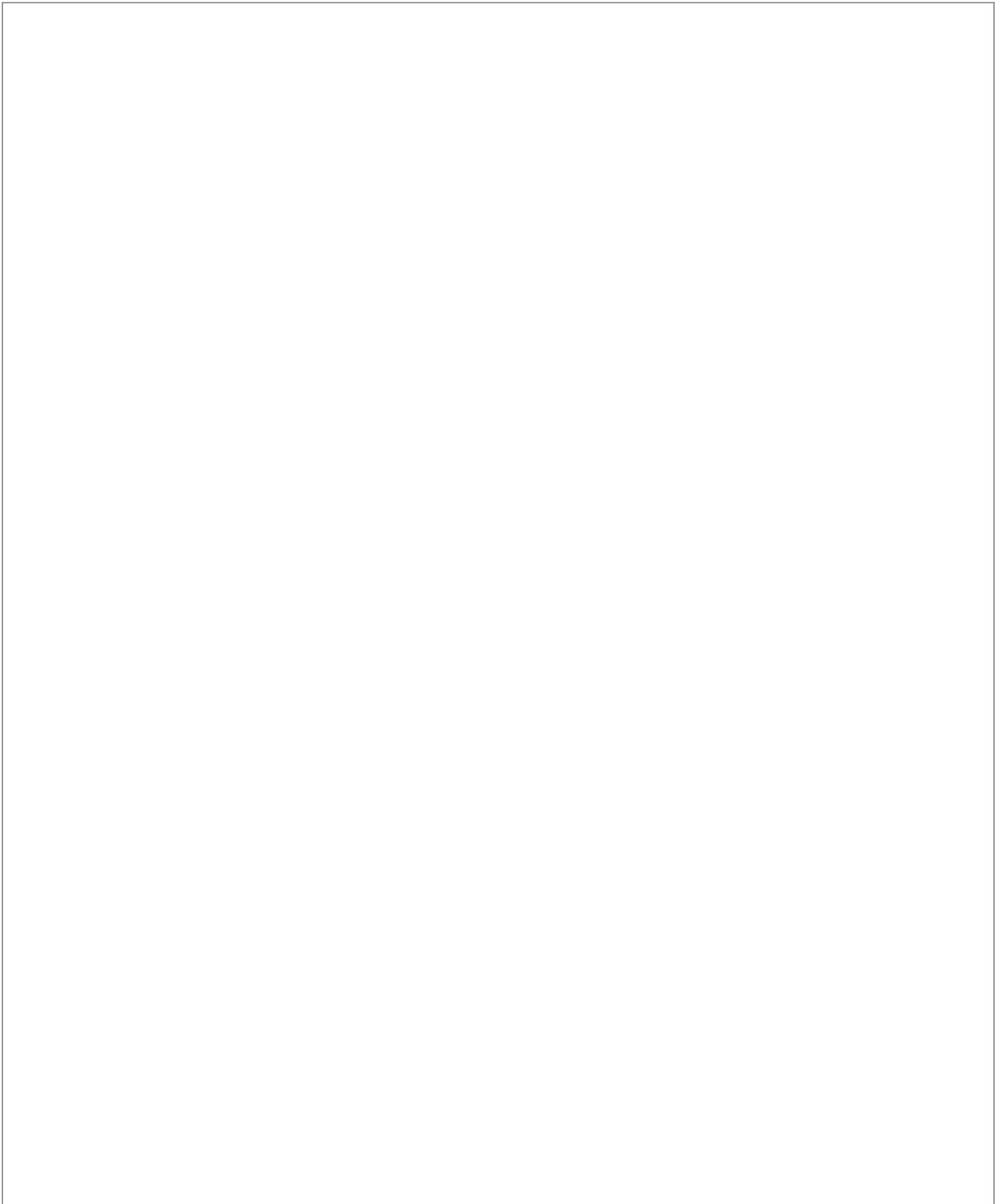
No HB/Smokers. Viewing strictly through the agents, Stags 01803 833681

## TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216.00 (£180.00 plus VAT) for the first applicant plus £168.00 (£140.00 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability, as well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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