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Residential Lettings



Lodge 1, High Bullen Farm, Ilkerton, Barbrook,  
Lynton, Devon, EX35 6PH

**A charming bungalow in the midst of the Moor.**

• Open Plan Kitchen/ Sitting Room • Bathroom • Two Double Bedrooms •  
Garden • Stable and Grazing by Separate Negotiation • Tenant Fees Apply •  
Available Now •

**£495 per calendar month**

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

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## ACCOMMODATION TO INCLUDE

### ENTRANCE HALL

With tiled floor and door into

### SITTING ROOM

With large window and views over the garden, electric radiator, carpet and curtains opening to

### KITCHEN AREA

With a small range of units with Bosch oven, hob and extractor, space for washing machine and fridge, stainless steel sink and window, cork floor.

From the Sitting Room doors to

### BEDROOM ONE

A good size double with window to front, electric radiator, carpets and curtains.

### BEDROOM TWO

A double room with window to rear, electric radiator, carpets and curtains.

### BATHROOM

With white suite bath with shower attachment over, WC, handbasin and two windows, towel radiator, cork floor and airing cupboard.

## OUTSIDE

Large enclosed garden mainly laid to lawn. Car parking space.

## STABLES, GRAZING & SCHOOL

Available by separate negotiation, stable with grazing and use of an indoor school and direct riding onto Ilkerton Ridge.

## SITUATION

The property is surrounded by a delightful farm and moor land within Exmoor National Park. Barbrook offers a Petrol Station and small Shop for everyday necessities. Both Lynton and Lynmouth are within easy driving distance and offer Primary Schools and a further range of Local Shops, Tearooms, Restaurants etc. Lynton is linked to Lynmouth not only by road but via the famed, water powered, Victorian Cliff Railway. Surrounding the villages are some of North Devon's most breathtaking and stunning coastal walks and scenery. The regional centre of Barnstaple is approximately 18 miles and offers a further excellent range of both local and national high street shops and leisure facilities in addition to a railway link to Exeter and the North Devon Link Road which leads to the M5 at Junction 27, Tiverton and the Motorway network beyond. At Tiverton there is access to Tiverton Parkway and a fast service of trains





to London ( Paddington in just over 2 hours). There is also a daily bus service from Lynton and Lynmouth to Barnstaple taking in Barbrook. Just over half an hour by car are the safe, sandy, surfing beaches of Croyde, Saunton, Putsborough and Woolacombe. In the opposite direction and a similar time by car is the Somerset border and Minehead.

### SERVICES

Private water and drainage, electric on a key meter.

### DIRECTIONS

From Barnstaple, take the A39 towards Lynton and Lynmouth. At Blackmoor Gate at the staggered crossroads, turn right, then immediately left, continuing on the A39, signposted Lynton. Follow this road and upon entering Barbrook, just before the garage, take the right hand turning signed Ilkerton Hill. Follow on up the hill continuing past Keepers Cottage on the right hand side, go over the cattle grid and turn right on to the Moor, (going past the sign saying no vehicular access to the moor), continue along the track and take the driveway on the left signed High Bullen Farm and the property will be found on the right hand side.

### LETTINGS

The property is available to rent on a 6 month renewable Assured Shorthold Tenancy, unfurnished/ part furnished and is Now. RENT:£525 per calendar month exclusive of all charges. DEPOSIT:£690 returnable at the end of the tenancy subject to any deductions. Usual references required. No DSS/ Smokers/ children. Pets considered. Viewing strictly through the Agents.

### TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 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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