

STAGS

The Thatched Cottage Venn Road, Barnstaple, Devon EX32 0HT

A charming detached thatched period cottage in a quiet lane on the outskirts of Barnstaple.

Landkey - 1 mile, Portmore Golf Course - 1 mile, Barnstaple - 1.5 miles

• Lovely contemporary kitchen • South facing garden • Garage & Parking • Gas-fired central heating • Available mid-September • 12 months+ • Pets considered subject to vetting • Deposit £1615 • Council Tax Band E • Tenant Fees Apply

£1,400 Per Calendar Month

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

DESCRIPTION

Originally understood to date back to 1650 and formerly a toll house, the property was sympathetically extended around 1950 and now presents painted rendered elevations with mainly replacement double glazed leaded light style windows beneath a thatched roof, re-thatched in 2019. This quintessentially English 'chocolate box' cottage offers accommodation arranged over 2 floors which has been tastefully modernised to combine original features with 21st Century refinements. This is certainly a property that needs to be viewed internally to be fully appreciated.

ACCOMMODATION

GROUND FLOOR. Entrance door leading into DINING ROOM, dual aspect, parquet flooring, airing cupboard/storage, exposed beams, former fireplace and bread oven, doors leading into KITCHEN with bespoke fitted kitchen with matching wall and base units with wood worktops, butler style sink with mixer tap, metro tile style splashback, range style oven, extractor hood over, space for white goods, fridge/freezer, integrated wine cooler, tiled floor, UTILITY/REAR LOBBY with door to rear courtyard area. Inner Hall of Dining Room, SHOWER ROOM tiled floor, partly tiled walls, WC, Shower, pedestal wash basin, exposed beams. LIVING ROOM with SNUG, dual aspect, engineered Oak flooring, doors leading directly into the rear garden, wood flooring, exposed beams and stone work, log burner with bressummer beam above, stairs to:

FIRST FLOOR LANDING trap to loft. BEDROOM 1 wood flooring, two double fitted wardrobes, cupboards above, secondary glazed window overlooking the garden, double aspect. BEDROOM 2 exposed floorboards, slate window seat. BEDROOM 3 exposed floorboards, double built in wardrobe. BATHROOM with ball and claw footed cast iron bath, low level WC, pedestal wash basin, tiled floor, display niche.

OUTSIDE

To the front of the cottage there is a paved area with retaining wall topped by a well stocked border, a side access gate leads to the rear garden where there is an extensive terrace over hung by a mature magnolia, a central path is flanked by lawns and well stocked borders. The cottage style garden is hedge and fenced enclosed, south facing and sunny. Greenhouse. There are views into the valley beyond. Below the garden is a DETACHED GARAGE and additional parking bay. To the rear of the property is a small enclosed courtyard.

SERVICES

Electric - Mains connected
Drainage - Private (septic tank)
Water - Mains connected
Gas - Mains connected
Heating - Gas-fired central heating with Nest controls
Ofcom predicted broadband services - Superfast: Download 75 Mbps, Upload 20 Mbps. Standard: Download 7 Mbps, Upload 0.8 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Local Authority: Council tax band E

SITUATION

The property is quietly yet conveniently situated on the semi-rural outskirts of Barnstaple close to the Tarka Trail and within easy access of local amenities, Barnstaple town centre and the North Devon Link Road. Further afield, Exmoor and North Devon's famous beaches are within easy access, Junction 27 of the M5 Motorway is about 45 minutes and where Tiverton Parkway offers a fast services of trains to London Paddington in just over 2 hours.

DIRECTIONS

What3Words///pitch.woods.sooner
Leaving Barnstaple at Newport on the Landkey Road with your back to the traffic lights, continue passing over the A361 turn immediately right into Deer Park Road pass the Hospice on your right and as the lane turns to the left the property is on the corner of Venn Road and Windy Ash Hill ahead of you

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS

The property is available to let on an assured periodic tenancy, furnished or unfurnished and is available mid-September. RENT: £1,400.00 pcm TO
INCLUDE THE COST OF A GARDENER, exclusive of all charges.
DEPOSIT: £1,615.00 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 £42,000.00 is required to be considered.
References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £323.00 (equivalent of one weeks rent) 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.

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.

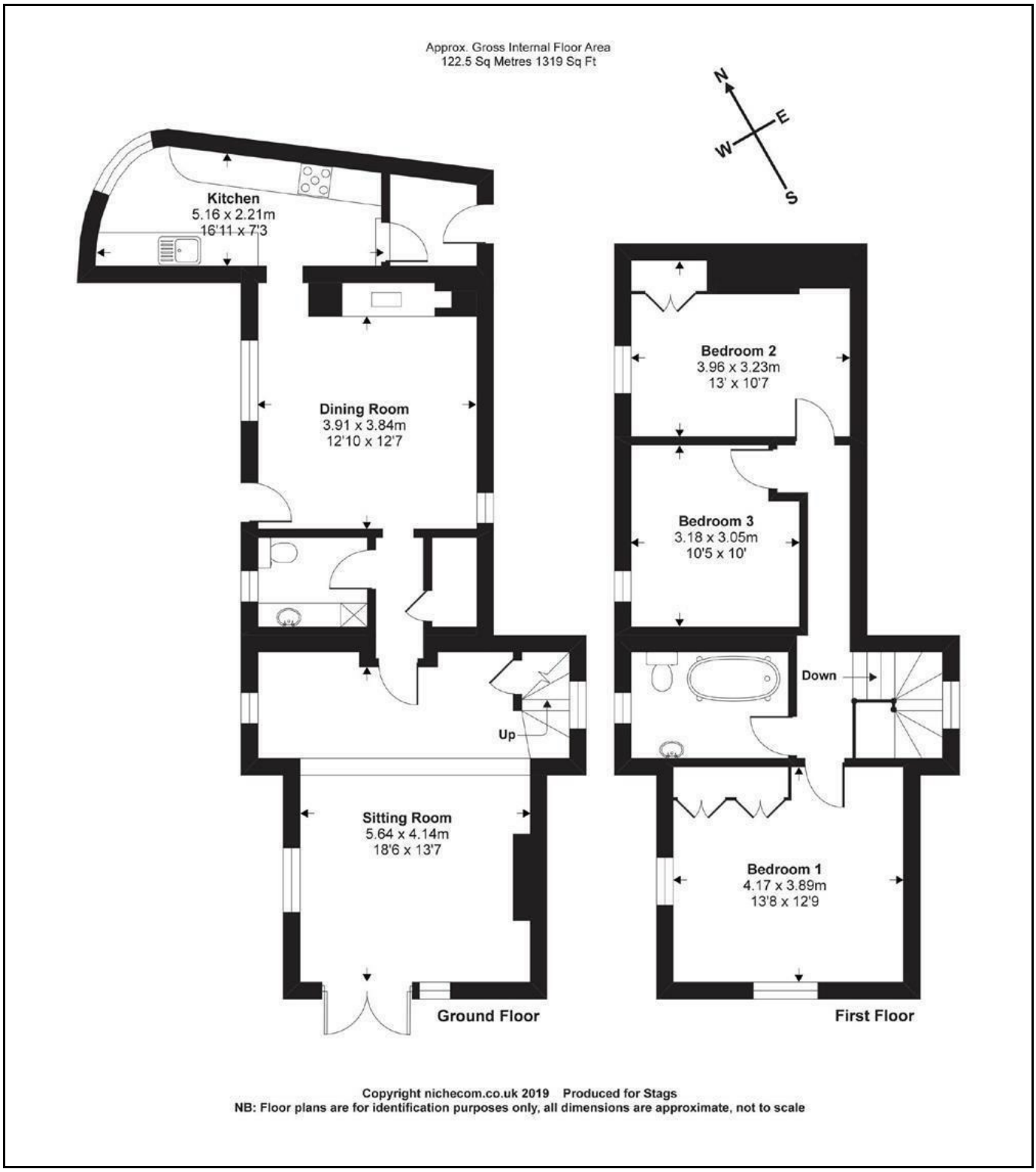












IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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30 Boutport Street., Barnstaple, Devon, EX31 1RP
01271 322837
rentals.northdevon@stags.co.uk

@StagsProperty

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