STAGS

Hannaford Orchard Landkey, Barnstaple, Devon EX32 0NY

A luxurious, spacious detached 2-bed barn conversion with large garden enjoying outstanding country side views. All in a convenient close-to-town location.

Barnstaple - 4 miles | South Molton - 8 miles | Beach at Instow - 11 miles

• 2-bed detached barn conversion • Outstanding country side views • Lovely garden and terrace • Off-road parking and large double garage • Available Early October • One pet may be considered • 12 months + • Deposit £1903 • Council Tax Band C • Tenant fees apply

£1,650 Per Calendar Month

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

THE PROPERTY COMPRISES

Foot path leading to anthracite aluminium glazed front door leading to:

HALLWAY 21'1" x 4'1"

Welcomes you into the home. Space for coats and boots. LVT flooring. Smoke alarm.

BEDROOM 1 15'2" x 11'4" max

Light and airy double bedroom. Views. LVT flooring.

EN-SUITE SHOWER ROOM 5'10" x 5'8"

Walk-in shower. Vanity unit & basin. WC. Heated towel wail. LVT flooring. Extraction fan.

BEDROOM 2 11'8" x 11'4"

Double bedroom. LVT flooring.

BATHROOM 6'10" x 6'8"

3-piece white suite with shower over the bath. Vanity unit. Heated towel rail. LVT flooring. Extraction fan. THIS BATHROOM COULD ALSO BE SET UP AS AN EN-SUITE TO BEDROOM 2.

KITCHEN/BREAKFAST ROOM 16'2" x 13'3"

Spacious bright room enjoying outstanding country side views. High quality shaker style kitchen in modern navy blue with contrasting white patterned granite work surface. Built-in fridge/freezer, oven, induction hob and dishwasher. Extraction hood. Belfast ceramic sink. Mixer tap over. LVT flooring. Heat alarm.

UTILITY ROOM 6'8" x 5'2"

Handy room with space and plumbing for washing machine. Matching fitted kitchen unit to kitchen with contrasting white laminate work surface. Stainless steel sink, drainer and mixer tap. LVT flooring. Door to side patio.

LIVING/DINING ROOM 20'7" x 14'0"

Spacious room connected to the kitchen/breakfast room. Bi-fold doors out onto the rear patio. Fantastic views. LVT flooring. Feature electric fire. Thermostat. Smoke alarm.

OUTSIDE FRONT

Path bordered by flower beds and lawn on either side, leading to the front door. Lane leading to five-bar gate giving access to the drive offering off-road parking for 4/5 cars and the DOUBLE GARAGE with power, light and water connected as well as WC. Part of the area would be suitable for use as a home office. Nice views.

OUTSIDE REAR

Bi-fold doors give access to the ceramic tiled large raised patio. Steps lead down into the garden which is mainly laid to lawn with flower and plant borders. There is a small orchard to the rear.

SERVICES

Electric - Mains connected
Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.
Water- Mains connected
Heating - Oil fired underfloor central heating
Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps.
Ofcom predicted mobile coverage for voice and data: Three - Good outdoors; EE, O2 and Vodafone - variable outdoors.
Local Authority: Council tax band C

SITUATION

Hannaford Orchard is situated within 1.5 miles of the favoured village of Landkey, with its selection of village amenities which include a thriving village store/post office, coffee shop, 2 public houses, primary school, Millennium Green, places of worship and regular bus services which run between Barnstaple and the market town of South Molton. Barnstaple, the Regional centre is approximately 3 miles and offers the areas main business, commercial, leisure and shopping venues, as well as renowned Pannier Market and North Devon District hospital. A short distance away access is available to the North Devon Link Road leading through to Junction 27 of the M5, part of the National motorway network, where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The property is within easy access of North Devon's rugged coastline and the renowned surfing resorts of Croyde, Saunton (also with championship golf course) and Woolacombe, all within about half an hours drive, as is Exmoor National Park.

DIRECTIONS

From Barnstaple take the A361 signed South Molton & Landkey. At the roundabout take the 2nd exit onto Blakes Hill Road signed Landkey/Swimbridge. Follow the road for approximately 0.8 miles passed the Castle Inn on your left. Take the first right (opposite Tanners Road) after into Mill Road signed Hannaford. After approx. 70 yards turn left (staying on Mill Road). Keep on this road for just under a mile then turn right signed Cobbaton. Take the next right and follow this lane for approximately 80 yards where you will find the property on your left.

What3Words ///jumped.diagram.meatballs

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available from early October. RENT: £1650.00 pcm exclusive of all charges. DEPOSIT: £1903.00 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 £49,500.00 is required to be considered. References required, viewings strictly through the agents.
A pet may be considered at this property subject to a vetting application.

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.

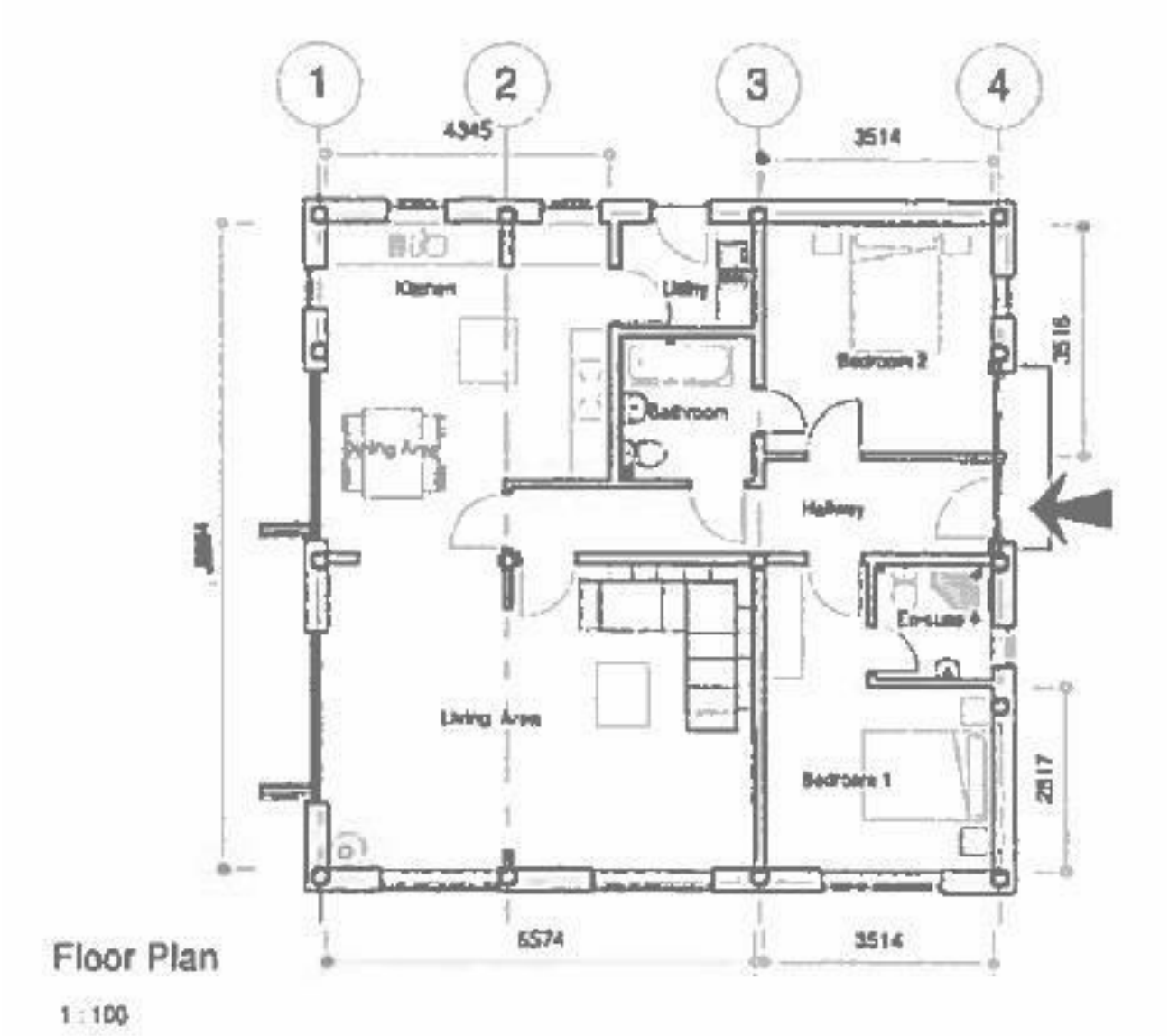
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £380.00 (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.

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.



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.

STAGS

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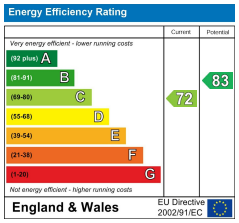
@StagsProperty

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