

STAGS

North Barn Cornworthy, Totnes, Devon TQ9 7HL

A beautifully presented 3 bedroom barn conversion, offering lovely rural views, a private garden and two allocated parking spaces. EPC Band: B. Sorry No Pets Due To Proximity To Livestock Tenant Fees Apply.

Approximate: Totnes 5 miles | Dartmouth 4 miles | Dittisham 3 miles | Exeter 35 miles | Plymouth 32 miles

• Idyllic Rural Views • Private Landscaped Garden • Gardener Included In The Rent • Allocated Parking For Two Cars • Unfurnished / Part Furnished / Furnished • Council Tax Band: E • Deposit: £1,725.00 • Sorry No Pets Due To Proximity To Livestock • Tenant Fees Apply

£1,495 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION
North Barn is in the sought after South Hams, surrounded by rolling countryside. The Dart villages of Dittisham and Cornworthy are nearby, with Dittisham in particular being popular with those who participate in water sports, having a thriving sailing club as well as a historic church, village store, post office and two pubs.
Just over 4 miles away is the naval estuary town of Dartmouth, which is renowned for its deep safe harbour and its marina. Dartmouth has a good selection of shops including boutiques, galleries, gourmet restaurants and al fresco cafes etc. The medieval market town of Totnes is also approximately 5 miles away, with its historic castle and narrow Norman streets. Totnes has a unique creative spirit as characterised by its range of individual shops and cafes. It also has primary and secondary schools, two supermarkets, a main line rail station and leisure centre/ swimming pool, as well as boating opportunities on the River Dart.

ACCOMMODATION
Broadridge Farm is accessed through double metal gates, opening to the driveway and leads to the two allocated parking spaces, which are located immediately outside of the property. From the parking spaces, steps lead past a wood store and to the barn, with a partially glazed door leading to:-

ENTRANCE HALLWAY
Entrance hallway with natural stone flooring and a storage cupboard, Radiator. Doors leading to:-

SITTING ROOM
Engineered oak flooring with a wood burning stove. Two radiators. Windows to the front and side provide idyllic rural views. A French door to the rear allows access into the rear garden.

OPEN PLAN KITCHEN/ DINER
A fitted kitchen with a four point ceramic hob, an integrated dual oven, a microwave, large refrigerator and an integrated dishwasher. A utility cupboard has space and plumbing for a washing machine and a tumble dryer. Windows to the front allows an abundance of light while a French door to the rear allows access into the garden. Ample space for a dining room table. Radiator.

W.C
With natural stone flooring a W.C and a wash hand basin.

STAIRS AND FIRST FLOOR LANDING
The staircase is carpeted, rising to the first floor. Carpeted landing with a radiator and an airing cupboard. Doors leading to:-

BEDROOM 1
Carpeted double bedroom with a vaulted ceiling, exposed trusses and windows providing panoramic rural views. Radiator. Door leading to:-

EN-SUITE SHOWER ROOM
A fitted suite with a shower, W.C, wash hand basin and a heated towel rail.

BEDROOM 2
Carpeted double bedroom with a vaulted ceiling and exposed trusses, a radiator and a Velux window to the front.

BATHROOM
A partially tiled suite with a bath, separate shower, WC, wash hand basin, cupboard and a heated towel rail.

BEDROOM 3
Carpeted double bedroom with a Velux window to the rear. Radiator.

AGENT NOTE: The beds shown in the marketing photograph have now been removed.

GARDEN
The garden is laid mostly to lawn, with raised beds and bordered by matures shrubs. A patio area proves ample space for seating.

AGENT NOTE
The tenant will be required to pay contribution towards private water, sewerage and internet provision of £110.00 per calendar month. The electricity and oil used will be paid by the landlord and then invoiced to the tenants.

DIRECTIONS
What3Words: poetry.crass.yell

SERVICES
Mains Electric. Private water and drainage. Heating - Oil fired central heating.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Internet provider: Starlink
Council Tax Band: E

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

LETTING
The property is available to let on an assured periodic tenancy. RENT: 1,495.00 pcm exclusive of all charges. DEPOSIT: £1,725.00 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). References required viewings strictly through the agents.
The Landlord would prefer no pets residing at this property due to proximity to livestock.

HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (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.

RENTERS RIGHT 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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