



Oaremead Annexe Oare, Lynton, Devon EX35 6NU

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A modern 3-bed attached cottage situated in the beautiful Doone Valley.

Lynton & Lynmouth - 5 miles, Minehead - 16 miles, Barnstaple - 24 miles

• Idyllic location with beautiful views • Air Source Heat Pump Underfloor Heating • Situated on a working farm • Garden & Parking • Available Mid February 26 • 6 / 12+ months • A pet is considered by negotiation • Deposit £1321 • Council Tax Band A • Tenant Fees Apply

£1,145 Per Month

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



## THE PROPERTY COMPRISES

Pedestrian path leads to the newly installed front door giving access to:

### ENTRANCE PORCH

Oak door and ceramic floor and coat hooks.

### ENTRANCE HALL

With window to the back, under stairs cupboard and ceramic floor. Smoke alarm.

### SITTING/DINING ROOM 24'8" x 17'6" max

Open plan, with window to the back and patio doors to the front leading to the garden. Ceramic floor and wood burner. Carbon monoxide alarm.

### KITCHEN 10'7" x 9'6"

With an attractive range of floor and wall units with cream doors and granite effect worktop, built in electric cooker and electric hob, built in fridge freezer. Space and plumbing for washing machine and dishwasher, Stainless steel sink. Ceramic floor and double aspect windows.

### STAIRS AND LANDING

With carpet, radiator and window. Large store cupboard. Doors off to:

### BEDROOM ONE 11'0" x 10'1"

Double room with window to the front, radiator and carpet.

### BEDROOM TWO 12'7" x 10'1"

Double room with window to the front, radiator and carpet.

### BEDROOM THREE 12'7" x 10'10"

Double room with window to the back, radiator and carpet.

### BATHROOM 10'11" max x 8'3" max

Spacious room with WC, hand basin, panelled bath with shower over and screen, ceramic tiled floor, window to the back and heated towel radiator. Cupboard housing hot water cylinder.

### OUTSIDE

The property has its own entrance through a double gate, leading to gravelled

parking area and front lawn with paved patio area. To the back is a further gravelled patio area.

### SERVICES

Electric - Mains connected via key meter. Any tenant is welcome to have a smart meter installed.

Drainage - Private drainage via septic tank.

Private water - £50 per calendar month payable to the landlord for water & drainage.

Heating - Air Source Heat Pump. Under floor heating downstairs, radiators upstairs.

Ofcom predicted broadband services - Standard: Download 11 Mbps, Upload 1 Mbps. Airband and/or Satellite internet may be available.

Ofcom predicted mobile coverage for voice and data: External - EE and Three.

Local Authority: Council tax band A

### AGENT'S NOTE

The property is situated on a working farm.

### DIRECTIONS

From the B3323 running south of Lynton take the turn towards Brendon, follow this road for several miles passing through Brendon and Malmsmead, go through Oare and over the bridge in the centre of the village Oare Mead will be found the second turning on the left, clearly marked.

From Porlock take the turning marked Oare and Malmsmead, follow this road and take the left turn marked Doone Valley Campsite, follow this road to the Church turn right at the T junction Oare Mead is the first on the right.

What3Words ///midfield.tries.harvest

### SITUATION

Oare Mead Farm Annexe is situated in a dramatic valley about 1 mile inland from the coast, with the backdrop of open moorland running immediately behind. This countryside was romanticised and beautifully described in R D Blackmores novel Lorna Doone, which was set in this stunning landscape. Oare itself is a tiny community with a few houses gathered around the early





medieval church of St Mary. It is 5.5 miles from the popular village of Porlock which has a lively community, good shops, a primary school, restaurants, pubs and Porlock Weir.

Lynton is a larger centre with its twin town of Lynmouth and offers a full range of day to day facilities. The capital of North Devon, Barnstaple, is 25 miles and provides a more extensive range of facilities including the famous Victorian pannier market and Butchers Row.

Exmoor National Park is one of the most beautiful areas of the country and provides outstanding riding and walking. Traditional field sports are an integral part of the Exmoor community and salmon and trout fishing are enjoyed on the rivers and lakes. The coast to the north is within easy reach and provides a wealth of water sports such as sailing and surfing.

### **RENTERS RIGHTS ACT**

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_Renters\\_Rights\\_Act\\_2025\\_-\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Rights_Act_2025_-_roadmap.pdf)

### **LETTINGS**

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 / 12 months plus and is available From Mid February

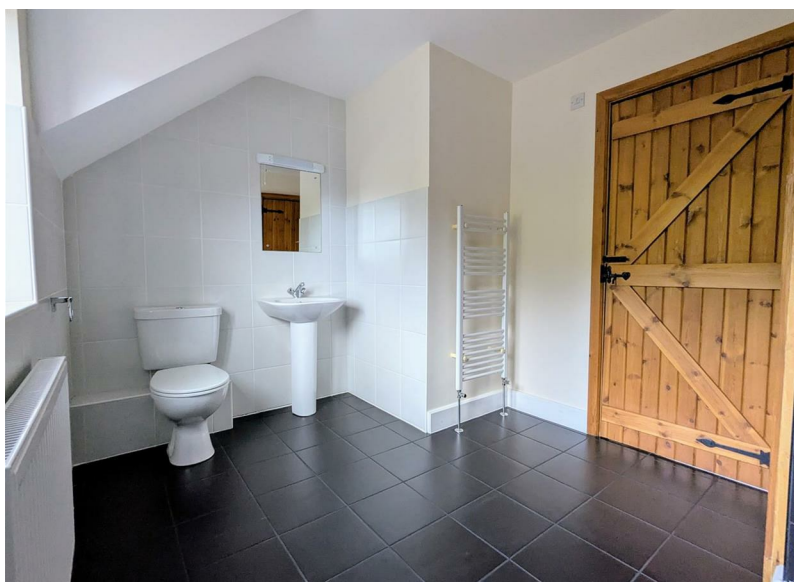
2026. RENT: £1,145.00 PCM exclusive of all other charges. WATER & DRAINAGE £50.00 per calendar month payable to the landlord. Female dogs or neutered male considered by negotiation (no cats). DEPOSIT: £1,321.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). No sharers or smokers. A minimum annual gross household income of £34,350.00 is required to be considered. References required, viewings strictly through the agents.

### **TENANT FEES & HOLDING DEPOSIT**

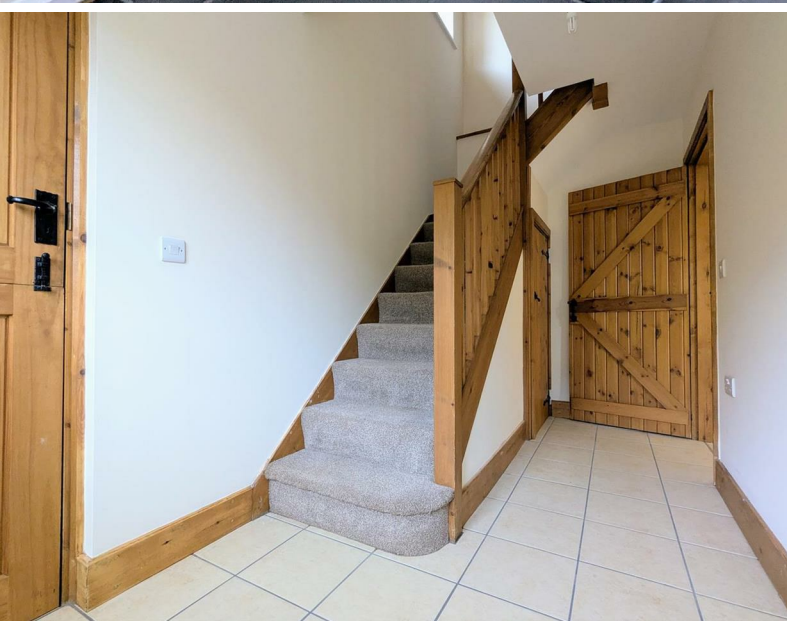
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £264.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### **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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (43-54)		
F (31-42)		
G (21-30)		
Not energy efficient - higher running costs		
England & Wales	72	
EU Directive 2002/91/EC		