



## Cloud Hill Worlington, Instow, Bideford, Devon EX39 4LW

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A unique opportunity to rent a spacious 4 bed link-detached property with garden, double garage and off-road parking, located in a prime position a short distance from Instow and arguably offering some of the finest coastal views in North Devon.

Instow Beach - 0.5 mile Bideford - 4 miles Barnstaple - 6 miles

• 4-bed detached residence • Outstanding coastal views • Garden, double garage, off-road parking • 2 wood burners • Available now • One pet may be considered by negotiation • 6+ months • Deposit £2,019 • Council tax band E • Tenant fees apply

**£1,750 Per Calendar Month**

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



## THE PROPERTY COMPRISES

Driveway and path leading to the white uPVC front door giving access to:

### ENTRANCE HALL **8'5" x 5'6"**

Welcomes you into the home. 2 handy cupboards for coats and boots. Fitted carpet.

### KITCHEN/DINING/LIVING ROOM **25'3" x 16'0" max**

Fitted shaker style kitchen in cream with white laminate work top. Electric cooker and hob. Slate flooring. Electric Aga. Wood burner. Smoke alarm. carbon monoxide alarm. Double doors leading out onto the patio.

### INNER HALLWAY

Alcoves for storage. Storage under the stairs. Fitted carpet.

### BEDROOM 4 **15'10" x 7'7"**

Double bedroom. Doors onto the patio. Fitted carpet.

### BEDROOM 3 **12'3" x 9'11"**

Double bedroom. Fitted carpet.

### BEDROOM 2 **18'10" x 9'10" max**

Spacious double room with view of the garden. Patio doors leading out onto a decked area. Laminate floor.

### SHOWER ROOM **6'11" x 5'4"**

Walk-n shower, WC, wash hand basin. Laminate floor.

### FIRST FLOOR LANDING

Fitted carpet. Light and airy. Airing cupboard. Smoke alarm.

### LIVING ROOM **15'8" x 15'3"**

Spacious bright room with electric fire. Engineered wood floor. Door leading to BALCONY offering fantastic views. Thermostat.

### SNUG **15'5" x 10'5"**

Lovely room enjoying 180 degree views up the Torridge and Taw with the estuary, Instow, Appledore, Crow Point, Lundy Island and the Atlantic Ocean in the middle. Wood burner. Engineered wood floor. Smoke alarm, Carbon monoxide alarm.

### BATHROOM **8'4" x 6'11"**

3-piece white suite. Electric shower over the bath. Fitted carpet.

### BEDROOM 1 **12'3" x 9'10"**

Spacious double. Fitted carpet. Views.

### OUTSIDE FRONT

Drive offering off-road parking for 2 cars. Pedestrian path to front door and to rear garden.

### DOUBLE GARAGE **19'6" x 16'2"**

With 2 electric up and over doors. Concrete floor. Space and plumbing for washing machine, tumble dryer, dishwasher and fridge.

### OUTSIDE REAR

A mature garden consisting of different areas with a small orchard leading into a wooded area. Summer house/Garden shed. Terrace. Larger patio area to the rear of the house enjoying those views. Vegetable beds. Decked area to the side leading into an open but private area laid with artificial lawn. Pedestrian gate to the road.

### SERVICES

Electric - Mains connected and Solar PV

Drainage - Mains connected

Water - Mains connected

Heating - Electric radiators throughout. Two wood burners. Electric Aga.

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band E

### SITUATION

Cloud Hill is situated in Worlington with Instow around 0.5 mile distant. Instow is one of North Devon's premier coastal villages, with The South West Coast Path and Tarka Trail both close by, the latter being ideal for

both cyclists and walkers alike. Instow has a family and dog friendly sandy beach and a range of amenities within level walking distance including general store (and off licence), Post Office, delicatessen, café, The Commodore Hotel and a variety of inn, popular pubs and restaurants. There is also a regular bus service from Instow, a thriving cricket club and The North Devon Yacht Club, where boats can be launched (moorings maybe available) all within a moments walk. The property is ideally situated between Barnstaple and the port and market town of Bideford, which sits on the banks of the River Torridge and offers an excellent range of amenities including supermarkets, banks, cafes and restaurants. Barnstaple is the regional centre and offers all the areas main business, commercial, leisure and shopping venues, with access via the A361, North Devon Link Road to (Junction 27) the M5 motorway at Tiverton, where Tiverton Parkway also provides rail access to London.

### DIRECTIONS

What3Words/////panic.brave.freely

From Bideford take the B3233 signed Instow. Proceed for approx. 1.2 miles and upon reaching the roundabout go straight across staying on the B3233 for approx. 1.8 miles. Turn right going up Down Road. After 0.5 mile approx you will reach a T-junction. Turn right and then turn immediately left into the small cluster of properties. You will see Cloud Hill on your right.

### 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/6915beb8bc34c86ce4e6e730/1rr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1rr_roadmap.pdf)

### LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 months plus and is available now. RENT: £1,750.00 PCM exclusive of all other charges. One pet may be considered by negotiation. No sharers or smokers. DEPOSIT: £2,019.00 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 £52,500.00 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 £403.00) 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

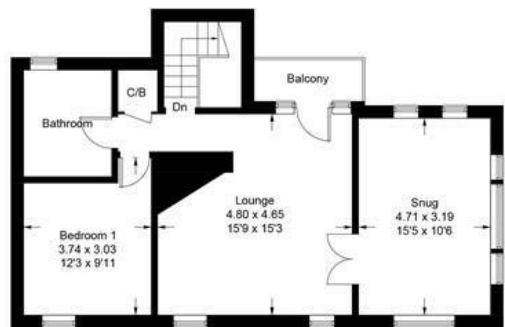
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.







Approximate Gross Internal Area = 185.0 sq m / 1991 sq ft  
(Including Double Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID987342)

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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) <b>A</b>		<b>84</b>
(81-81) <b>B</b>		
(69-69) <b>C</b>		<b>55</b>
(55-55) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC