



## The Cow Shed Little Shelfin Farm, , Devon EX34 8NZ

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A newly converted, unfurnished, 3-bedroom, 2 bathroom, attached barn situated 2.5 miles from Ilfracombe on a working farm. The property has been finished to a high standard and provides a private garden, 2 off-road parking spaces and useful storage shed. The property is fully double glazed and has oil-fired central heating.

Ilfracombe - 2.5 miles Woolacombe - 3.5 miles Barnstaple - 10 miles

• Newly converted spacious barn • High standard of finish • 3 double bedrooms • Garden and parking • Available mid-January 2023 • Pet(s) considered by negotiation • 12 months + • Deposit £1,355 • Council Tax Band TBC • Tenant Fees Apply

**£1,175 Per Calendar Month**

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## THE PROPERTY COMPRISES

(all measurements approximate) Path leading to white composite front door giving access to:

### ENTRANCE HALL

A bright entrance area with exposed steel ceiling beam. Grey tiled flooring. Utility cupboard with space and plumbing for washing machine and tumble dryer. Radiator. Smoke alarm.

### SHOWER ROOM **7'4" x 2'11"**

Walk-in shower. Low level WC. Wash hand basin. Vanity unit over. Tiled flooring. Extraction fan.

### BEDROOM 3 **14'6" x 9'2"**

Spacious double. Vaulted ceiling with exposed wooden beams. Fitted carpet. Radiator.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM **27'1" x 20'7" max**

Large light & airy, open plan living/dining/kitchen area. Great space to entertain. Fitted shaker style kitchen in light grey with white/grey patterned work surface. Stainless steel handles. 1.5 bowl stainless steel sink, draining board and mixer tap. Built-in dishwasher. Electric 900mm range cooker. Extraction hood. Cupboard housing the oil boiler. Vaulted ceiling with exposed wooden beams. Tiled grey flooring. 2 radiators. Heat alarm. Thermostat and heating programmer.

### BATHROOM **9'3" x 7'6"**

3-piece white suite. Shower over the bath. Heated towel rail. Vanity unit. Grey tiled flooring. Extraction fan.

### BEDROOM 1 **13'11" x 12'9" max**

Spacious dual aspect double bedroom. Exposed beams. Fitted carpet.

### BEDROOM 2 **12'11" x 12'9" max**

Spacious double bedroom. Exposed beams. Fitted carpet.

### OUTSIDE

Fenced off private garden mainly laid to lawn across the track. Off-road parking for 2 cars. Storage shed.

### AGENT'S NOTES

The property is situated on a working farm.

A campsite is in operation during the summer months only, further up the lane (although no camp site traffic comes near the property).

EPC rating is D

### SERVICES

Mains electricity (on pre-paid meters). Private water and drainage (there is a £55 per month charge due to the landlord to cover this. This charge is subject to regular review). Oil fired central heating.

There is currently no telephone line at the property however the landlord will pay for line installation once a tenant has started a minimum of a 12-month contract with a provider of their choice.

### SITUATION

The property is situated on a working farm some 2.5 miles from Ilfracombe and 3.5 miles from Woolacombe and its beautiful beach. The regional centre of Barnstaple is some 10 miles distance offering all amenities.

## DIRECTIONS

From Barnstaple take the A39/North Road towards North Devon District Hospital. At the hospital roundabout take the 2nd exit and continue along the A39. After approximately 0.4 miles turn left onto the B3230 signposted Ilfracombe. Follow this road for 6.3 miles approximately. At the round about take the first exit onto the A3123 signposted Woolacombe/Mortehoe. Follow this road for 1.8 miles approx and take the 2nd exit at the roundabout onto the B3343 signposted Woolacombe/Mortehoe. After 0.2 miles approx. turn right at the Little Shelfin Farm Camp Site sign and follow the lane for about 200 meters where you will see the Cowshed on your right just past the bungalow.

## LETTINGS

The property is available to let long term on an Assured Shorthold Tenancy for 12 months plus, Unfurnished and is available mid-January 2023. RENT: £1,175.00 PCM exclusive of all other charges. £55 PCM due to the landlord for private water and drainage. Pets considered by negotiation. No sharers or smokers. DEPOSIT: £1,355.00 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 £35,250.00 is required to be considered. References required, viewings strictly through the agents.

## TENANT FEES AND HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £271.00) 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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