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Residential Lettings



Highridge Farmhouse, Kings Nympton,
Umburleigh, Devon, EX37 9TS

An attractive south facing farmhouse with a rural outlook.

• Three Reception Rooms • Farmhouse Kitchen • Rear Kitchen & WC • Five Double Bedrooms • Two Bathrooms • Gardens and Parking • Tenant fees apply • Available Immediately •

£1,200 per calendar month

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ACCOMMODATION TO INCLUDE

An arched porch leads up to the original oak front door, with a flagstone floor and shelves either side. To

ENTRANCE HALL

A wide hallway with stairs to the first floor and a door to the right to a

SITTING ROOM

This room has a large window facing south, an open fireplace and door through to the rear kitchen.

Across the entrance hall to the

LIVING ROOM

Which also has a large window facing south, a fireplace with a stone surround and timber mantel, housing a wood-burner.

Door to

DINING ROOM

With a large window overlooking the rear courtyard, a stone inglenook fireplace with a bread oven and a wood-burner on a slate hearth with a brick-arch over and a door through to the

KITCHEN

Where there is a two-oven Aga, a range of kitchen units, windows to the south and west and a door out to the garden.

UTILITY ROOM

Has a door out to the rear courtyard and a tiled floor with a range of base and wall storage units, with a door through to the

REAR KITCHEN

With large windows facing north and east and a range of storage units.

WIDE TURNING STAIRS

Lead to the spacious first floor landing with an airing cupboard. With doors off to

FIVE DOUBLE BEDROOMS

All with high ceilings and some with Victorian style fireplaces. Three of the bedrooms face south and have wonderful views over the adjoining farmland and beyond.

BATHROOMS

There are two bathrooms, each with a bath, wash basin and w.c. And one has a separate shower cubicle.

OUTSIDE

Outside, the farmhouse has private gardens to the south and west, with areas of lawn interspersed with mature trees, shrub and flower beds boasting an array of colour during the spring and summer months. Parking to the main farmyard

SERVICES

Mains water and electric. Private drainage. In the AGA heats some radiators and provides hot water. The wood-burner in the dining room heats some radiators.

SITUATION

Highridge Farmhouse lies in a quiet and peaceful location, with fabulous panoramic views available across the adjoining farmland looking out to the surrounding north Devon countryside.

The farmhouse occupies a south-facing position and is accessible to the market towns of South Molton and Tiverton

as well as the M5 at Junction 27.

The nearby villages of Alswear and Kings Nympton are within 1.25 and 2 miles respectively.

Kings Nympton has a thriving local community with pre and primary schooling, an award winning thatched public house, places of worship and large modern village hall. The Tarka Line, one of Britain's most scenic railways running for 39 miles between Exeter and Barnstaple, stops at Kings Nympton.

The market town of South Molton is found within 4 miles and has a more comprehensive range of shops, banks and schooling, a supermarket as well as weekly livestock and farmers markets and the nearby independent West Buckland School.

The town of Tiverton, about 19 miles away, is an old market town with an historic castle. There are several supermarkets and a wide range of shops in the town, together with schools for all ages, including the independent Blundell's School. There is also a hospital, sports centre and an 18-hole golf course.

The A361 (North Devon Link Road) can be accessed at South Molton and provides a link to the M5 motorway at Junction 27, nearby to which is Tiverton Parkway rail station with mainline services to London Paddington. Exeter and Bristol Airports have flights to many UK and European cities.

From the farmhouse there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery, and the North Devon beaches of Putsborough, Saunton, Croyde and Woolacombe are all within reach.

DIRECTIONS

From South Molton take the B3137 south towards Witheridge. Continue on this road and enter the village of Alswear. Take the first right turn signed to Kings Nympton and shortly afterwards turn left towards Kings Nympton and Chulmleigh.

Continue on this road for about 1.25 miles and the entrance to Highridge Farm will be found on the left before the S bend.

LETTINGS

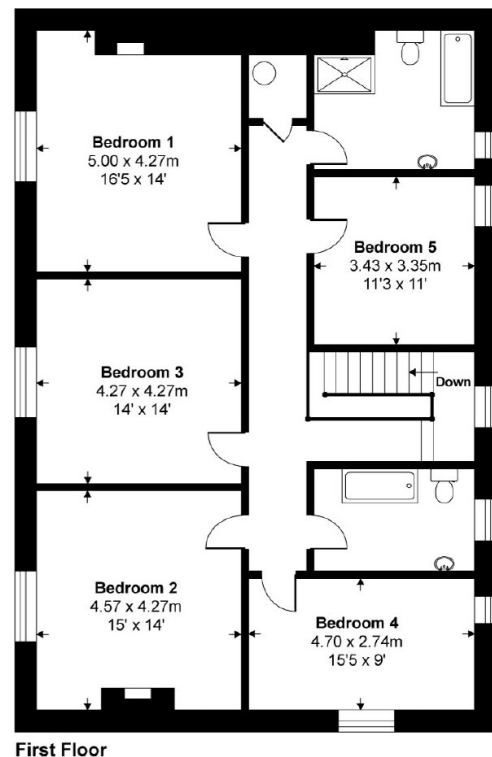
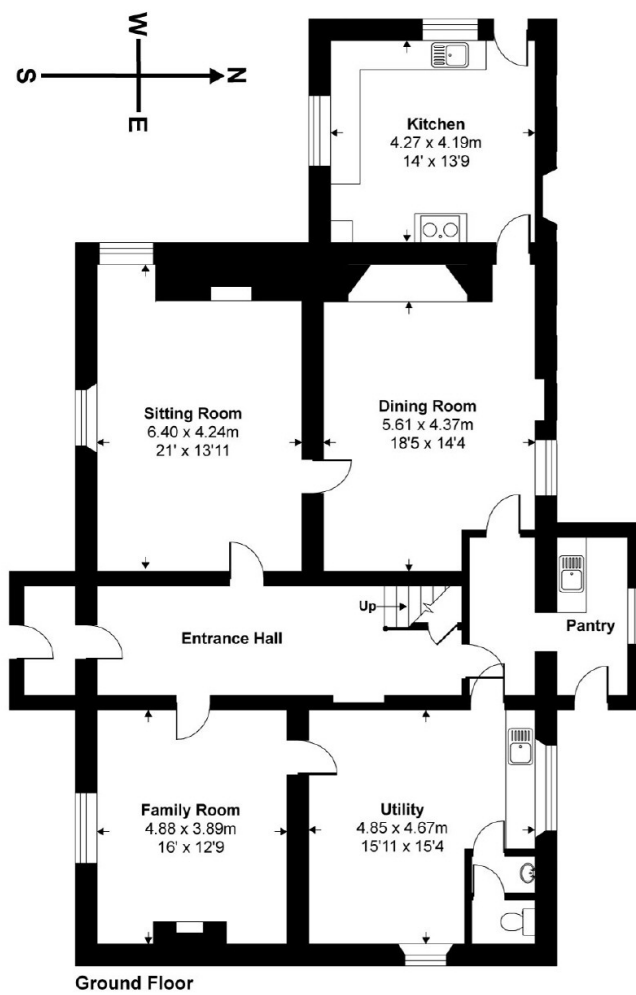
The property is available to rent on a 6 month renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT:£1200 per calendar month exclusive of all charges but inclusive of water. DEPOSIT:£1660 returnable at the end of the tenancy subject to any deductions. Usual references required. No DSS/Smokers. Pets and children considered. Viewing strictly through the Agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £180 (£150 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.





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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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