

STAGS

Old Appleyard Old Appleyard, Berry Pomeroy, Devon TQ9 6LE

A unique and beautifully presented three bedroom home with a one bedroom self-contained annexe, idyllic rural views and landscaped gardens. EPC Band: D. Deposit: £2,538.00. Tenant fees apply.

Totnes: 1.5 Miles | Exeter: 26 Miles | Plymouth: 25 Miles

• Characterful Three Bedroom House • Separate One Bedroom Annexe • Ample Off Street Parking • Large External Store • Idyllic Rural Views • Council Tax Band: E & Band: A for the Annexe • Deposit: £2,538.00 • Tenant Fees Apply

£2,200 Per Calendar Month

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

SITUATION
The attractive village of Berry Pomeroy has a primary school, village hall, a church and is in an Area of Outstanding Natural Beauty, not far from the banks of the River Dart, with Dartmoor and the English South West coast and beaches close by.

Berry Pomeroy is 2 miles from the interesting market town of Totnes, known for its 'alternative' and 'transition town' lifestyle, literary and music festival, riverside life and main line railway station taking you to London Paddington in around three hours.

Newton Abbot, with its main line railway station, is approximately 7 miles away and the coastal town of Paignton is 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

ACCOMODATION
Access to the cottage is via a sweeping driveway that opens into a spacious parking area, enclosed by a post and rail fence. On entry to the property you are greeted by a generously sized, bright L-shaped kitchen and breakfast room, featuring dual-aspect windows and tiled flooring. The kitchen has been recently updated, offering an abundance of wall and base units, a large central island with drawers and storage, an integrated electric hob, an eye-level double oven and a separate integrated fridge and freezer. The dining area includes exposed stonework and an original feature fireplace, with a door leading through to the main reception room.
Off the kitchen lies a spacious sunroom with a large bay window to the front which frames the idyllic rural views. French doors to the side open onto a sunken patio area, ideal for alfresco dining. Adjacent to the sunroom is a small guest WC with a stained-glass internal window and double doors from this area lead into the cosy main reception room. This charming and cosy space features an inglenook fireplace with a wood-burning stove. From here, a small step leads up to an additional reception room, which would make an ideal home office or snug.
Upstairs, the master bedroom benefits from an en suite bathroom, while two further light-filled double bedrooms offer beautiful views and include ample built-in wardrobes and generous storage. The family bathroom is fully tiled and features a walk-in shower, complemented by two useful airing cupboards.

ANNEXE
A fully tiled, one-bedroom annexe with generous ceiling heights is located to the rear of the main property. Entry is into a spacious kitchen/reception area, fitted with a well-appointed kitchen that includes a wooden worktop, an integrated hob, oven, fridge and freezer. The reception area is spacious and features a wood-burning stove set on a raised slate hearth. French doors open onto a side terrace. The double bedroom enjoys far-reaching views to the front and includes a large built-in wardrobe. The bathroom is fully tiled and features a generous walk-in shower and a heated towel rail. This annexe is ideal space for guests or a work from home space.

OUTSIDE
The cottage is accessed via a sweeping gravelled driveway, which leads to a spacious gravelled parking area bordered by a large external store. The garden is predominantly laid to lawn and features a variety of flower beds with mature shrubs, a duck pond and an ornamental pond. There are three separate patio areas — two which serve the main house and one linked to the annexe.

SERVICES
Main House: Mains electricity, gas and water. Heating - Mains gas. Private drainage.
Council Tax Band: E

Annexe: Electric underfloor heating, mains water and electricity, private drainage.
Council Tax Band: A

Ofcom predicted broadband services - Superfast: Download 36 Mbps, Upload 6 Mbps.
Ofcom predicted limited mobile coverage for voice and data: 02, EE, Three and Vodafone.

AGENT NOTE
The Annexe at Marystowe has a separate Council Tax Band, which is A and has an EPC rating of E (40/98).

DIRECTIONS
What3Words: create.routine.showcases

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, unfurnished and is available November. RENT: £2,200.00 pcm exclusive of all charges. DEPOSIT: £2,538.00 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.
Pets may be considered at this property subject to a vetting application.

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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