

STAGS

Lower Haxton Haxton Lane, Bratton Fleming, Barnstaple, Devon EX31 4RZ

A great opportunity to rent a rurally situated, beautifully presented 3-bed character cottage near Bratton Fleming. EPC - Band D

Barnstaple - 8 miles | Lynton - 13.5 miles | South Molton - 11.5 miles

• 3-bed Character Cottage • Well-appointed throughout • Modern kitchen and bathrooms • Quiet Rural Location • Available Mid November • Pet considered • 12+ months • Deposit £1500 • Council tax band D • Tenant fees apply

£1,300 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk

THE PROPERTY COMPRISES

A five-bar gate leads to the drive which in turn leads to a pedestrian path to the white uPVC door giving access to:

PORCH 8'10" x 7'6"

Light & airy space overlooking the garden, stream and country side beyond. Terracotta tiles. Power connected. Farm door giving access to:

KITCHEN/DINING ROOM 17'6" x 13'2"

Spacious room with high quality shaker style fitted kitchen in cream with contrasting solid oak work surface, stainless steel sink, draining board and mixer tap. Gas cooker with two ovens and five ring gas hob. Built-in dishwasher and fridge. Ample work surface and storage cupboards. Slate flooring with underfloor heating. Thermostat. Carbon monoxide alarm. Smoke alarm.

UTILITY ROOM 7'7" x 5'3"

Space and plumbing for washing machine and tumble dryer. Radiator. Tile-effect vinyl flooring.

WC 7'7" x 2'10"

Low level WC. Wash basin and vanity unit. Tile-effect vinyl flooring.

PANTRY 8'6" x 4'9"

Fitted shelves with one original slate dairy shelf. Tile-effect vinyl flooring. Handy storage space.

LOUNGE 12'11" x 12'5"

Cosy lounge with log burner. Fitted carpet. Radiator. Carbon monoxide alarm. Cupboard under the stairs.

FIRST FLOOR LANDING

Fitted carpet. Radiator. Smoke alarm. Thermostat.

MASTER BEDROOM 13'0" x 12'4" max

Fitted carpet. Radiator.

EN-SUITE 6'4" x 3'10" max

Walk-in shower. Low level WC with wash hand basin above. Heated towel rail. Tile effect vinyl flooring.

FAMILY BATHROOM 8'10" x 6'5"

3-piece white suite. Shower over the bath. Heated towel radiator. Extraction fan. Tile-effect vinyl flooring. Vanity unit. Velux window.

BEDROOM 2 10'7" x 8'9"

Double bedroom. Fitted carpet. Radiator. Velux window.

BEDROOM 3 12'4" x 7'7"

Double bedroom. Fitted carpet. Radiator.

OUTSIDE

Driveway offering parking for 3 cars. Good-sized garden mainly laid to lawn with mature banks and borders. Storage building. Oil tank and boiler. Gas bottles siting.

DIRECTIONS

From the Barnstaple Stags office turn left into Bear Street. Follow Bear Street for approx. 0.6 miles at which point Bear Street will turn into Goodleigh Road. Follow Goodleigh Road for 1.4 miles. Continue straight signposted Bratton Fleming (do not turn right towards Goodleigh). Follow this road for approx. 5.1 miles. Pass Bratton Fleming Sports Club on your left. Continue into the village and turn right into Haxton Lane (if you pass Furze Park road on your left you have gone too far). Haxton Lane is a narrow farm track and the access is situated between 2 properties. Follow Haxton Lane for approx. half a mile. Pass the entrance lane to Middle Haxton on your right and take the next lane on your right with a signpost stating Lower Haxton. Follow this lane to the bottom of the hill and turn right. You will find Lower Haxton at the end of the buildings on your left. Parking is available across the lane on your right.
What3Words ///ketchup.escalates.intersect

AGENT'S NOTES

The property is situated on a working farm. Access is via a rough narrow farm track road around 0.8 miles long. The property can be approached with a 2-wheel drive vehicle providing it has sensible ground clearance and is driven slowly. Works are planned to improve the access shortly, dependent on contractor availability and weather.

TV is available via smart/internet or satellite, there is no signal for digital. Airband has fibre connection to the house.

SERVICES

Electric - Mains connected. The meter is a sub meter and usage will be charged by the Landlord monthly with payments mad direct. Charged at 22 pence pkwh currently.
Drainage - Private drainage via septic tank. The Landlord will arrange for this to be emptied along with the farm system.
Private water well - Water included. Tenants will need to be careful of usage during any hot weather. Filter system sited in porch.
Heating - Oil fired central heating and water and partial underfloor heating
Ofcom predicted broadband services - Standard: Download 21 Mbps, Upload 1 Mbps. Ultrafast: Download 900 Mbps, Upload 900 Mbps
Ofcom predicted mobile coverage for voice and data: EE & O2, Three and Vodafone - poor to none outdoors
Local Authority: Council tax band D

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available mid November. RENT: £1300.00 pcm exclusive of all other charges. DEPOSIT: £1500.00 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 £39,000.00 is required to be considered. References required, viewings strictly through the agents. No sharers or smokers. Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £300.00 (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 RIGHTS 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.











Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft

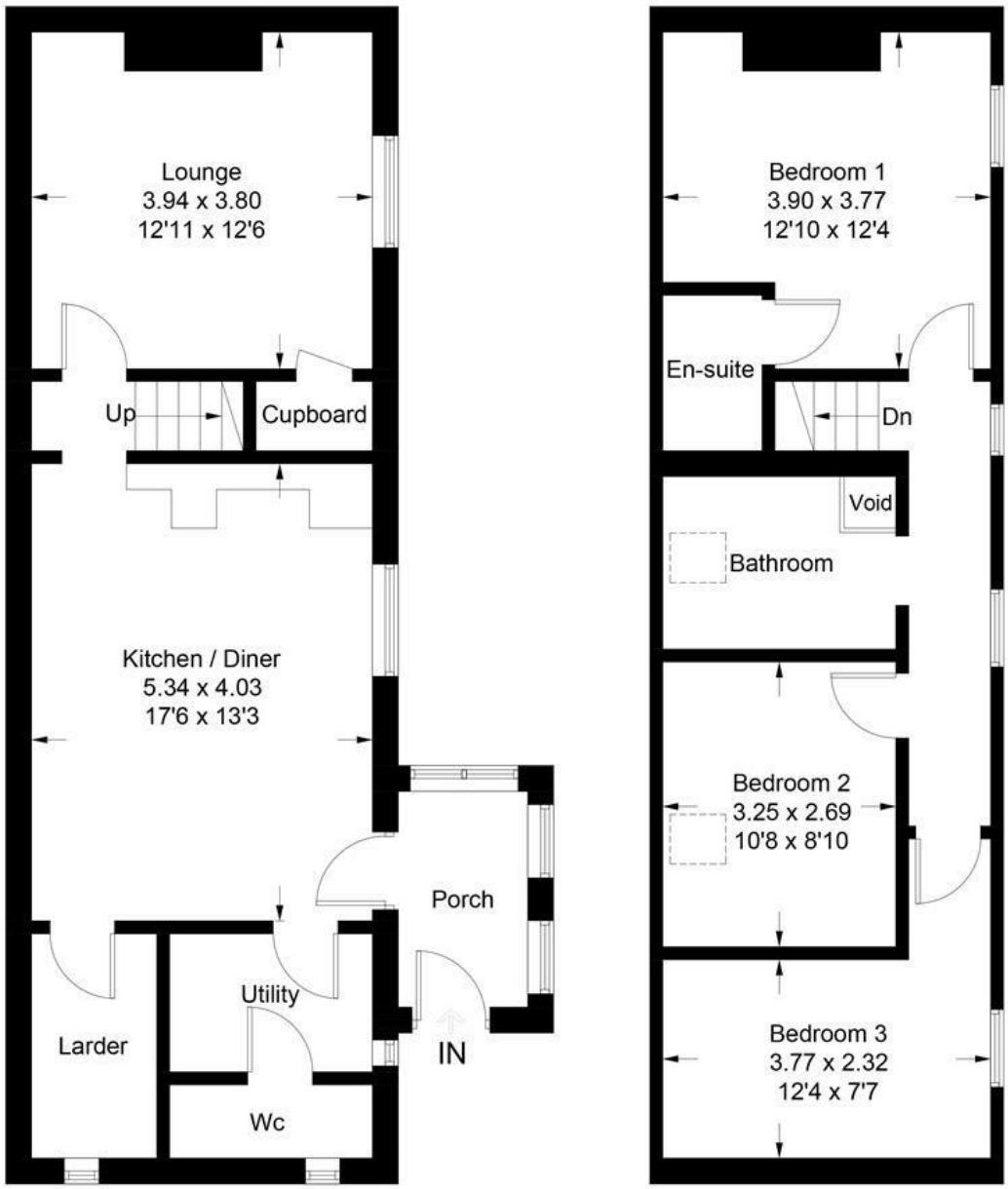


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID945731)

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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