

Afton Cottage Afton, Berry Pomeroy, Totnes, Devon TQ9 6NJ

Afton Cottage is a charming, well presented, Grade II listed thatched cottage with a large detached barn which provides useful storage space available by separate negotiation, located approximately 1.5 miles from Berry Pomeroy village in a rural position. EPC Rating Band E. Deposit: £1,300.00. Tenant fees apply.

Totnes 3.4 Miles | A38 7.7 Miles | Plymouth 27 Miles

• 2 Double Bedroom Cottage • 1 Ensuite Bathroom & 1 Ensuite Shower Room • Large Garden & Parking • Large Barn for Storage Available by Separate Negotiation • Idylic Rural Views • Council Tax Band: A • Deposit: £1,300.00 • Tenant Fees Apply

£1,300 Per Calendar Month

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

SITUATION

The attractive village of Berry Pomeroy has a primary school, village hall and 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 4 miles. The A38 situated 5 miles from Totnes, connects the town with Exeter and Plymouth.

ACCOMMODATION

Afton Cottage is accessed via a small private gravel driveway, which provides parking for up to three cars. From the driveway, the garden sweeps to the side and the rear of the property, while a gravelled path to the front leads to the front door and provides access to the LPG bottle storage area. The front door opens to:-

OPEN PLAN KITCHEN/BREAKFAST ROOM

A fitted kitchen with an electric range cooker with a 5 point hob. Selection of wall and floor cupboards with a Belfast sink and an integrated refrigerator. Radiator. Windows to the front and side allow an abundance of light .Steps lead to:-

SITTING ROOM

A carpeted spacious room with a feature fireplace containing a wood burning stove. Two radiators. Large fitted feature sideboard. Window to the side provides idyllic rural views.

STAIRS AND LANDING

The spiral staircase is carpeted rising to the first floor. Carpeted landing with a door providing access into the rear garden and doors leading to:-

BEDROOM 1

A carpeted double bedroom with built in wardrobe, a further built in cupboard, a window to the side and a radiator. A door leads to:-

EN-SUITE SHOWER ROOM

A tiled suite with a shower, WC, wash hand basin and a towel rail.

BEDROOM 2

A double bedroom with carpeted flooring and a built in cupboard. Window to the side. Radiator.

EN-SUITE BATHROOM

A fitted suite with a bath, WC, wash hand basin, towel rail and window to side.

OUTSIDE

The garden, accessed from both the kitchen and the first floor landing, is sloping and is laid mostly to lawn with a vegetable garden. A patio area is located off the first floor landing with views over the surrounding farmland and woodland. The property also benefits from a summer house. A small outhouse provides useful utility space with space and plumbing for a washing machine, a wash hand basin and an outdoor W.C.

The property enjoys the use of a detached traditional thatched barn that provides a large storage area, including an historic cider press (feature only), which is available by separate negotiation .

SERVICES

Electric and water - Mains connected. Heating - LPG Gas central heating. The property has a private sewage treatment plant.
Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 2 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Vodafone, Three and O2.
Council Tax Band: A

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

From Totnes head towards Paignton via Bridgetown Hill onto the A385. Turn left towards Berry Pomeroy and head through the village towards Maldon. At Glaze Gate Cross (sign posted to Berry Pomeroy Castle and Afton) turn left and at the fork turn right towards Afton. Continue on this road over the stone bridge and up the hill and the property can be found on the left hand side.

What3Words: cabinets.stopwatch.rosette

LETTING

The property is available to let on an assured periodic tenancy. RENT: £1,300.00 pcm exclusive of all charges. DEPOSIT: £1,300.00 returnable at end of tenancy subject to any deductions (The landlord registers the deposit with a secure deposit scheme called Mydeposits.com, which is administered in accordance with the Deposit Scheme and Dispute Service).

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' 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.











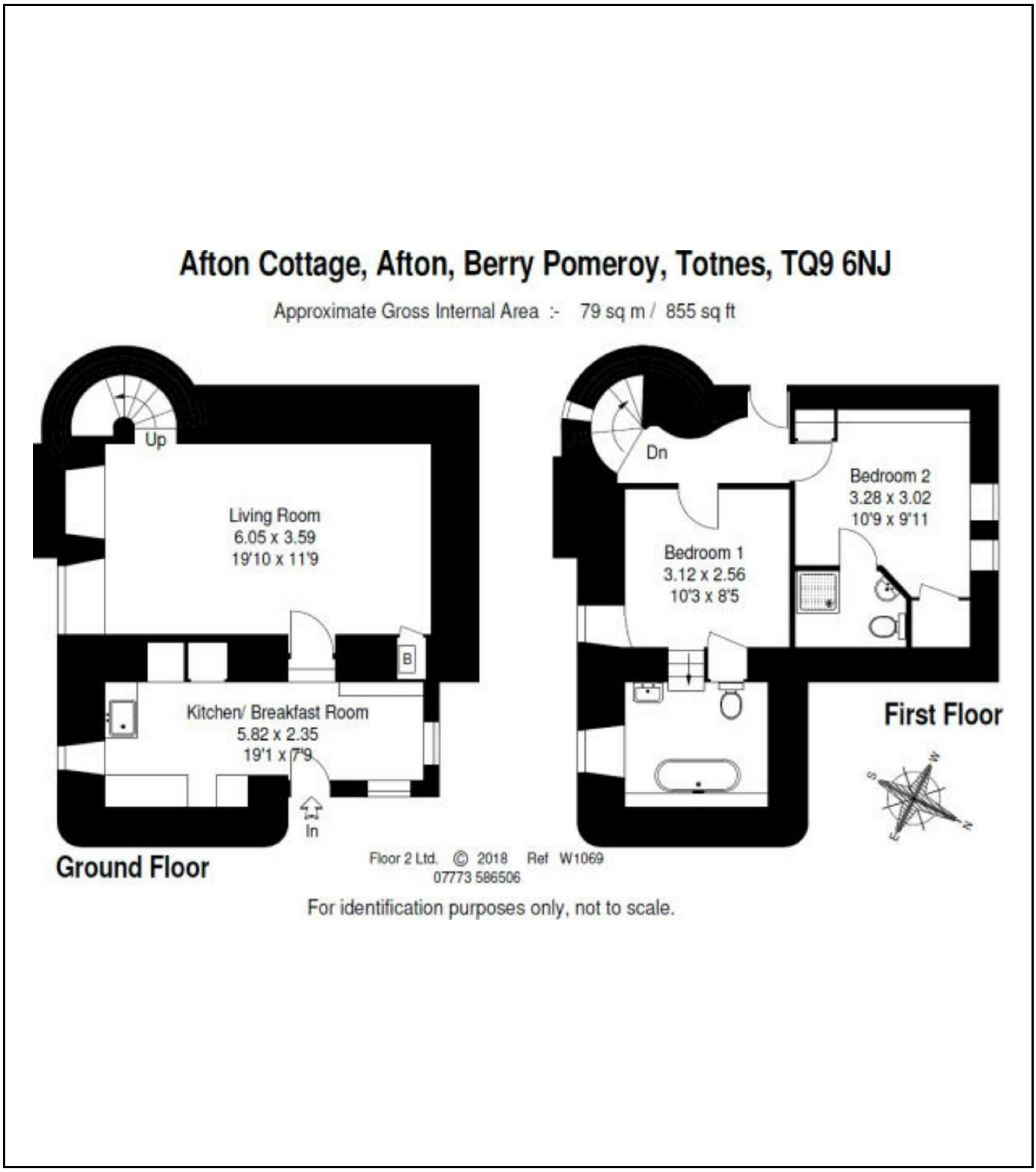

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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