



Barton Mooey Bere Ferrers, Bere Ferrers, Yelverton,
Devon PL20 7JJ

An impressive and spacious barn conversion, situated in this popular Riverside village within commuting distance of Plymouth.

Tavistock 8.5 miles Plymouth 15 miles

- Well presented
- Spacious accommodation
- Character Features
- Grade II listed
- Stunning River Views
- Three/Four Bedrooms
- Available Early April

£1,395 Per Calendar Month

01822 619818 | rentals.westdevon@stags.co.uk

ACCOMMODATION INCLUDES

ENTRANCE HALL

Radiator. Slate flooring. Beamed ceiling. Stairs to first floor.

CLOAKROOM

White suite comprising, WC & wash hand basin. Built in shelving unit. Radiator. Slate flooring.

STUDY/BEDROOM 4

Arched patio door to front with large size panels, looking out onto the patio area. Radiator. Slate floor. Beamed ceiling.

KITCHEN/DINING ROOM

Fitted with a range of solid wood wall and base units with granite work tops. Free standing dishwasher (will not be repaired or replaced should it fail). Large pantry with shelving. Radiator. Windows to rear. Two doors set in archways with full length side panels to front. Range style 7 burner gas cooker inset into fireplace recess. Beamed ceiling. Space for under counter fridge & freezer. Belfast sink with chrome mixer tap. Slate flooring.

UTILITY ROOM

Painted floor. Plumbing for washing machine. Shelving.

PORCH / BOOT ROOM

Window to rear. Slate floor. Door to rear.

FIRST FLOOR LANDING

Two velux windows. Radiator. Window to rear. Cupboard housing hot water tank. Doors to:

LIVING ROOM

Feature exposed stone walls, full height beamed ceiling, wooden floor. Gas fire in a woodburner style on slate hearth. Two radiators. Glass doors to front with superb river views, small balcony. Glass door to rear with access to the garden. Spiral staircase to MEZZANINE AREA with window to side.

BEDROOM 3

Double room, window to front enjoying river views. Radiator.

FAMILY BATHROOM

White suite comprising bath, wash hand basin, WC. Radiator. Window to front.

BEDROOM 2

Double room. Radiator. Window to front with river views. Built in cupboard.

BEDROOM 1

Double room. Two windows to front making the most of the river views. Built in wardrobe. Radiator. Further walk in wardrobe with radiator and hanging rail.

EN-SUITE

A cream suite comprising; shower cubicle with thermostatic shower, wash hand basin and bidet. WC. Heated towel rail. Velux window. Radiator.

OUTSIDE

To the front the property has a patio area enjoying beautiful riverside views. The garden for the house is located to the rear, laid to level lawn and is bordered by stone walls. There is off road parking for four cars. The Landlords can make a storage area available approximately the same size as a garden shed, if required.

SERVICES

Mains water (metered) & drainage
Mains gas/electricity
Council Tax Band E (West Devon Borough Council)
EPC Band C

SITUATION

The property is situated in an elevated position in the heart of the popular village of Bere Ferrers. Bere Ferrers is a small rural community & civil Parish located to the North of Plymouth, on the West bank of the River Tavy. The village is located on the Tamar Valley line, and offers a regular train service to and from the City of Plymouth, making the property ideal for those wishing to commute to the City, yet enjoy a village setting. There is also a village pub, The Olde Plough Inn. The larger village of Bere Alston is approximately 1.5 miles distant and offers Primary School and local shops/services. The Stannary Town of Tavistock is approximately 7.5 miles away and offers an excellent range of local and nationally owned shops, along with major supermarket chains, a thriving market, Cinema, Leisure Centre and educational facilities up to and including Sixth Form level. The renowned independent school Mount Kelly is situated on the edge of Tavistock.

DIRECTIONS

From Tavistock, proceed west out of the town on the A390, Callington Road. Roughly 1.5 miles outside of Tavistock, take the left fork adjacent to the Harvest Home guest house, signposted to Bere Alston, and follow the road to the next junction, turning left onto the B3257. Take this road for 3.5 miles before turning left signposted Bere Ferrers (just before sign for Bere Alston). Follow this road into the village of Bere Ferrers and passing the social club on the left hand side and carry on down the road, around the corner and there is a stone wall on the right hand side that borders the garden. Turn in right as this wall ends by the telegraph pole and drive into the entrance with the grey garage door on your right. You will find Barton Mooney on the right hand side.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

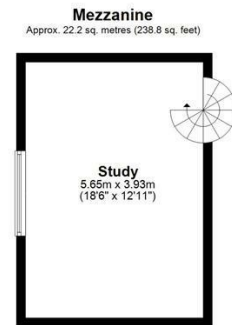
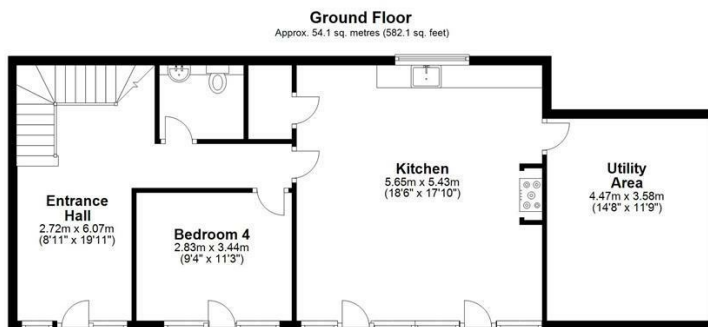
LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available 1st April RENT: £1395 pcm exclusive of all charges. Children/pets considered. DEPOSIT: £1609 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.

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.





Total area: approx. 220.8 sq. metres (2377.1 sq. feet)
Barton Mooney, Bere Ferrers, Yelverton



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100+ energy efficient - lower running costs 92+ (A+) A 81-91 (B) B 69-80 (C) C 55-68 (D) D 39-54 (E) E 21-38 (F) F 1-20 (G) G		70	86
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC	