



Mowhay Cottage Beara Farm, Chulmleigh, EX18 7DU

£1,000 PCM

**** FURNISHED FOUR MONTH WINTER LET ONLY INCLUSIVE OF ALL UTILITIES ** A PERIOD
GRADE II LISTED single storey and semi detached TWO BEDROOM Barn Conversion offering
EXCEPTIONALLY WELL PRESENTED FURNISHED ACCOMODATION with the benefit of OFF-ROAD
PARKING and GARDEN. AVAILABLE from 10th October 2026 to 9th February 2027.**

SITUATION

**** FULLY FURNISHED FOUR MONTH WINTER LET FROM 10TH OCT 2026 - 9TH FEB 2027, INCLUSIVE OF BILLS **** Mowhay Cottage is situated approximately two miles from Chulmleigh, a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a florist bakery, dairy, newsagent along with both a primary and secondary school/community college, health centre, dental surgery, Post Office, bank, churches, library, three public houses and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a Community Run Sports Centre in Chulmleigh offering clubs such as badminton, tennis, judo, table tennis, netball etc, whilst there are further Leisure Centres at Tiverton, Crediton and Barnstaple, other near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION

Mowhay Cottage is a semi-detached, high quality barn conversion located at Beara Farm, approximately 2 miles from Chulmleigh, in a quiet and peaceful rural location. The barn was converted approximately twenty years ago by the current landlords and has been exceptionally well maintained, benefitting from attractive single storey, two bedroom furnished accommodation with an open-plan Dining/Living Area. Mowhay Cottage also benefits from modern Kitchen and Bathroom suites, and oil fired central heating throughout. Outside and to the rear of the property is a good sized, enclosed level garden creating a really super addition.

This property is offered as a Four Month Winter Let on a non-assured tenancy agreement for either (a) a company let where the accommodation is provided by a business for staff or corporate use, or (b) non-resident tenant(s) who can provide evidence they retain their main, permanent home elsewhere (for example if you are moving temporarily for a work placement or short contract but need a second place to live in during the week whilst you work). The nature of the occupation will depend on the individual circumstances of the letting.

ENTRANCE

A paved path leads up to the charming part glazed stable door and leads directly into the Sitting/Dining Area.

SITTING/DINING ROOM 12'6" M (3.81 M)

A character room with a comfortable seating and dining area with exposed beams, wood burning stove, television and radiator.

INNER HALL

With doors leading off to the Kitchen, Bathroom and Bedroom 1.

KITCHEN 7'0" M (2.13 M)

Fitted with a range units under a roll-top work surface, single drainer stainless steel sink unit with a mixer tap. The Kitchen also benefits from a 'Tricity' electric cooker with 4-ring hob and double oven.

BATHROOM

with matching white suite comprising a panel bath with tiled splash-backs, a pedestal wash hand basin with tiled splash-backs, a low level WC, an extractor fan and radiator.

BEDROOM 1 12'7" M (3.84 M)

A generous sized double bedroom with exposed beams, two windows and a radiator. A door leads through to Bedroom 2.

BEDROOM 2 8'8" M (2.64 M)

A small bunk room with window, and a part glazed stable door to the rear garden.

OUTSIDE

The garden lies to the rear of Mowhay Cottage being fenced and mainly laid to lawn. There are ample parking spaces available.

TENURE

The property is to be let FULLY FURNISHED on a **** STRICT FOUR MONTH WINTER LET ONLY FROM 10TH OCTOBER 2026 - 9TH FEBRUARY 2027 **** on a non-assured tenancy agreement for either (a) a company let where the accommodation is provided by a business for staff or corporate use, or (b) non-resident tenant(s) who can provide evidence they retain their main, permanent home elsewhere

(for example if you are moving temporarily for a work placement or short contract but need a second place to live in during the week whilst you work). The nature of the occupation will depend on the individual circumstances of the letting.

All applicants will be subject to referencing.

SERVICES

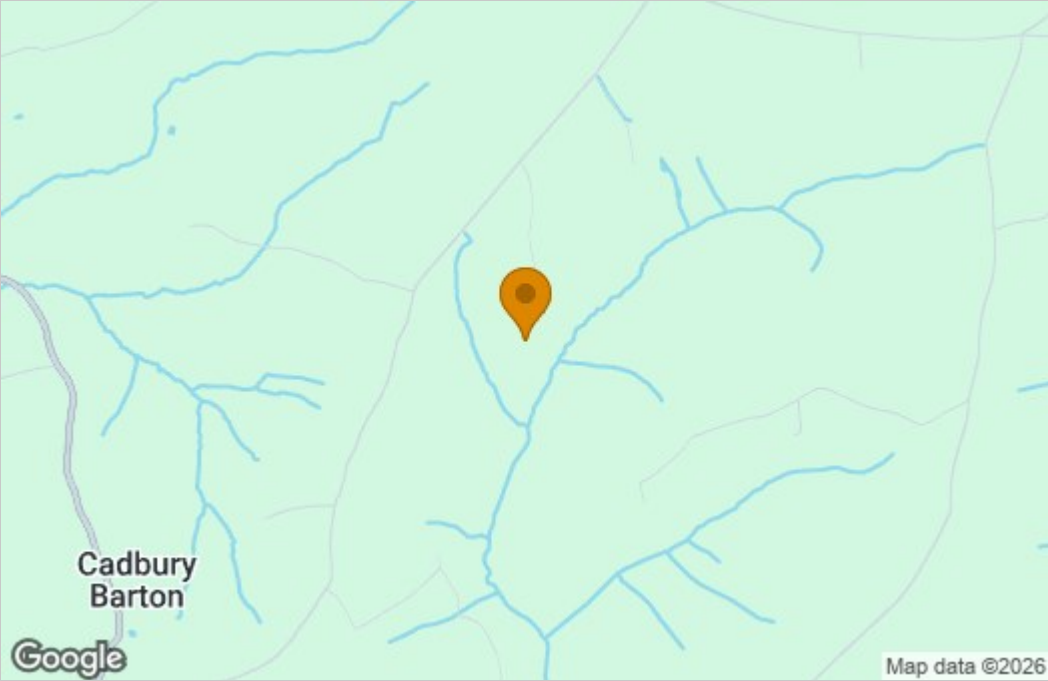
Rent of £1,000 per calendar month to include all utilities (Water, Electric, Broadband, Council Tax and Oil-fired central heating). There is a Woodburning Stove for which the tenant supplies their own fuel. Use of laundry room with honesty box. Due to property's rural location the standard broadband only - highest download is 23 Mbps, highest upload is 3 Mbps. Very poor / no voice or data coverage on any network (all broadband and mobile info provided by Ofcom checker).

VIEWING

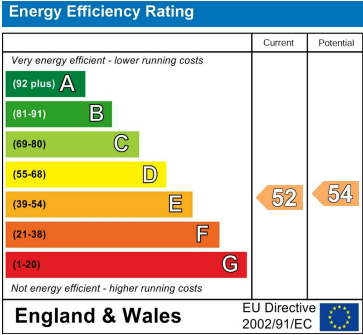
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.