



STAGS

Bridge Cottage Avonwick, South Brent, TQ10 9NB

A historic riverside cottage with idyllic private gardens, Grade II listing and a uniquely atmospheric setting beside the River Avon

South Brent 1.5 miles | Totnes 5.8 miles | Plymouth 18 miles

• Two Double Bedrooms • Grade II Listed Former Toll House • Exceptional Private Riverside Position • Characterful Accommodation • Log Burner • Direct Access To The Cobbly Walk Footpath • Council Tax Band: D • Deposit: £1,615.00 • Pets By Negotiation • Tenant Fees Apply

£1,400 Per Calendar Month

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SITUATION

Bridge Cottage enjoys a wonderfully atmospheric position on the edge of the popular South Hams village of Avonwick, set within the South Devon Area of Outstanding Natural Beauty. The village has a friendly and active community, with a well-regarded pub and restaurant, Victorian church, children's play park and Avon Vale Tennis Club, one of the world's oldest lawn tennis clubs.

The cottage sits beside the River Avon and the ancient Cobbly Walk, offering immediate access to woodland paths and the wider countryside, while Dartmoor and the region's renowned coastline lie within easy reach. The A38 is just a mile away, giving excellent links to Exeter, Plymouth and the M5. Totnes is five miles distance with extensive shops, services and a mainline station to London Paddington, and nearby South Brent provides further daily amenities including a primary school and doctor's surgery.

DESCRIPTION

A remarkably characterful Grade II listed former toll house, Bridge Cottage combines early nineteenth-century heritage with a captivating riverside setting and beautifully tended gardens that run the full length of the riverbank. The cottage offers atmospheric living over three floors, with thoughtful modern comforts enhancing its original charm.

Exposed timbers, slate and pine floor finishes, deep window sills and hand-crafted shutters create a warm period feel throughout, while contemporary kitchen and bathroom fittings, broadband connectivity and double-glazed secondary units ensure everyday ease.

ACCESS

The property is accessed off of the main road through Avonwick, before you get to the bridge. There is steps descending down to the front door of the property, opening up into :-

LIVING ROOM

Good size living room, with a log burner and windows to the sides of the property and overlooking the river.

KITCHEN DINER

Comprises of wall and floor units, oven, 5 point gas hob and windows over looking the rear garden.

STAIRWELL ASCENDING TO 1ST FLOOR

Stairwell from the kitchen ascending to the 1st floor, with doors opening up to :-

MASTER BEDROOM

Double bedroom with a window to the front and side of the property.

2ND BEDROOM

Double bedroom with a window to the side of the property and a river view.

BATHROOM

Comprises of a shower cubicle, hand wash basin, WC and a heated towel rail.

STAIRWELL DESCENDING TO LOWER GROUND FLOOR

Stairwell from the kitchen descending to the lower ground floor, opening up to :-

UTILITY AREA

Benefits from floor and wall units, a sink and space for a washing machine. There is a door that opens up into the rear garden.

BATHROOM

Comprises of a jacuzzi bath over shower, hand wash basin, WC and a heated towel rail.

OUTSIDE

Bridge Cottage enjoys free and extensive parking along the Cobbly Walk beside the property, together with further space immediately adjacent to the cottage.

The gardens are a defining feature of the property, a private stretch of riverbank extending around 200 feet, with lawned areas, established planting and a stone terrace directly outside the cottage. There is a greenhouse, shed, log store and gate providing access to the historic Cobbly Walk.

The garden offers a wonderfully tranquil setting with full riverbank ownership and enjoys private fishing rights for the length of the gardens.

DIRECTIONS

From Totnes, take the A381 towards Kingsbridge (Western Bypass), turning right at the traffic lights towards Plymouth and Avonwick (A38). Continue towards Avonwick and, just before the bridge into the village, the property will be found on the right. Parking is available along the lane.

SERVICES

Mains water. Private drainage via shared Klargestar septic tank. Mains electricity. Electric radiators in all rooms and a log burning stove.
Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.
Ofcom predicted limited mobile coverage for voice and data: EE, Three, and Vodafone.
Council Tax Band: D

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,400.00 pcm exclusive of all charges. DEPOSIT: £1,615.00 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 AND 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](https://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.



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