



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



An impressive and very deceptive 4/5 Bedroom character cottage arranged over 4 floors and situated in the ever popular village of Hartland available with Early vacant possession and No ongoing Chain.



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39 Fore Street, Hartland, Bideford, Devon,
 EX39 6BE | Guide Price £325,000

The spacious accommodation is accessed by a Porch and Spacious Hall, leading to a good sized Lounge and then onto a well fitted Cream Kitchen with feature Bench seat. A staircase from the hallway leads to a staircase to the Lower floor with Dining Room, Utility and Store. Again from the Hall a staircase leads up to a Landing, 3 Bedrooms and Bathroom and from that Landing a further staircase leads to Bedroom 4 with Bedroom 5 off. Outside there is a pedestrian access through No 38 to a good sized enclosed Garden with Stone Store and Outside Toilet.

The property enjoys a central position within the village of Hartland, which has a thriving community and an excellent range of amenities including cafes, local shops, Post Office, pubs and a restaurant, medical centre and a primary school. The area is renowned for its stunning coastal walks and breath-taking coves, as well as popular beauty spots including Clovelly, Welcombe Mouth, Bucks Mills, with local attractions including Hartland Abbey and Hartland Quay. There are also safe and sandy beaches within easy reach at Bude and Westward Ho!, the latter of which adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. The regional towns of Bideford (12 miles) and Bude (17 miles) offer a more comprehensive range of amenities including schooling for all ages, banks, supermarkets and other amenities. The regional centre of Barnstaple is around 20 miles away, and offers all the area's main business, commercial, leisure and shopping venues.

Directions to Find: From Bideford proceed out of town towards the A39 link road turning left sign posted to Bude and Clovelly, continue along the A39 passing through the villages of Fairy Cross, Horns Cross, Bucks Cross and Clovelly Cross, take the next right hand turning signposted to Hartland. Follow this road for approximately 3.5 miles and as you enter the Village you enter Fore Street and the property will be found just past the Pop In Village Store on the left.

The accommodation comprises: (all measurements are approximate)

Entrance Porch: Front door off, half stained glass door to:

Entrance Hallway: Stripped pine floor, Quantum night storage heater.

Lounge: 11' 4" x 11' 1" (3.45m x 3.38m) Stripped pine floor, fireplace with cupboards to either side with shelves above. Quantum night storage heater, UPVC double glazed window.

Kitchen: Fitted with a comprehensive range of cream base and wall cupboards with tiled splash backing, inset stainless steel sink unit, extractor hood, fitted pine bench, stripped pine floor. UPVC double glazed window with attractive country view.

Rear Hall: 8' 3" x 6' 9" (2.51m x 2.06m) Half glazed UPVC door off, worktops with cream cupboards below.

Lower Floor: With staircase down from the Kitchen

Dining Room: 11' 11" x 10' 7" (3.63m x 3.22m) Former fireplace, slate flooring, Quantum night storage heater

Utility Room: 8' 8" x 8' 0" (2.64m x 2.44m) Stainless steel sink unit, plumbing for washing machine, slate flooring.

Store: 7' 1" x 6' 2" (2.16m x 1.88m) Rear Door off.

First Floor Landing: Understairs cupboard, smoke alarm

Bedroom One: 13' 10" x 11' 0" (4.21m x 3.35m) Convector heater.

Bedroom Two: 11' 2" x 8' 0" (3.40m x 2.44m) UPVC double glazed window, convector heater, airing cupboard with factory lagged cylinder with immersion.

Bedroom Three: 10' 4" x 6' 6" (3.15m x 1.98m)

Bathroom: 7' 8" x 6' 8" (2.34m x 2.03m) Fitted with a white three piece suite comprising modern panelled bath with tiled surround and shower glass and Mira T80 shower, wash hand basin and low level WC, UPVC double glazed window, shaver point, Extractor fan, stripped pine floor.

Bedroom Four: 16' 5" x 5' 0" (5.00m x 1.52m) Double glazed velux rooflight, convector heater, stripped pine flooring, access to under eaves storage.

Bedroom Five: 16' 7" x 9' 2" (5.05m x 2.79m) Double glazed velux rooflight, stripped pine flooring, convector heater.

Outside: There is a pedestrian rear access through No 38 leading to a flagstoned patio area, from this there is a staircase leading to a small decking area with door to the Rear Hall. From the rear access there is a good sized enclosed lawned Garden bordered by a Devon bank. Stone outside store 11'10 x 6'8, Outside toilet. Please note a neighbour has a pedestrian right of way through the Garden to access their garden.

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