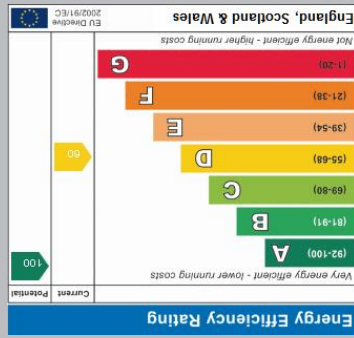
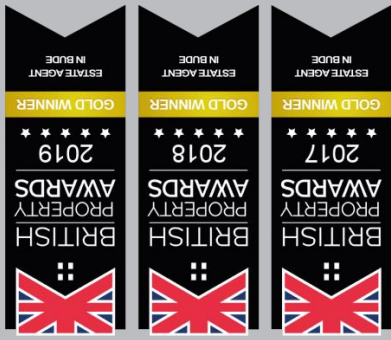


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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



Total area: approx. 70.9 sq. metres (763.7 sq. feet)

Ground Floor
 Approx. 70.9 sq. metres (763.7 sq. feet)

The Property Professionals...



Exmansworthy, 8 Courtyard cottage

Hartland, Bideford, EX39 6AR

Price £260,000

- Detached holiday restricted barn conversion
- Within striking distance of the South West Coast Path
- Open plan kitchen/living/dining room
- Three double bedrooms, ensuite shower and separate bathroom
- Allocated parking for two cars and low maintenance courtyard gardens



The property professionals

Exmansworthy, 8 Courtyard cottage

Hartland, Bideford, EX39 6AR

Price £260,000

Situated in an Area of Outstanding Natural Beauty and within striking distance of the South West Coast path, Courtyard Cottage sits in the beautiful Exmansworthy barns close to the thriving community of Hartland and within a short walking distance of the S.W Coast path and some of the finest walks and beaches the county has to offer.

Available for the first time since its conversion from a cow barn 16 years ago, the property has benefited from being lovingly looked after as well as sympathetic renovations during the current owners tenure.

Courtyard cottage is the ideal lock up and leave holiday restricted property for anyone looking for a coastal escape of their own or an investment opportunity with fantastic holiday let potential.

ENTRANCE HALL

Entering via a wooden front door with double glazed side window to entrance hall, wall mounted radiator and tiled flooring, coat cupboard and boiler cupboard with doors serving the following rooms:-

OPEN PLAN KITCHEN/LIVING/DINING ROOM

18' 10" x 14' 11" (5.74m x 4.55m) A bright and spacious dual aspect open plan room with double glazed windows to the front and rear elevation as well as two impressive skylights that really add a sense of light and space to this lovely room. To the rear elevation there is a door that leads out to a private courtyard and a wood burning stove.

The kitchen area is finished with a range of matching wall and base units with fitted worksurface over, inset stainless steel sink and drainer with chrome mixer tap over, attractive tiled splash back, inset electric oven and hob. Tiled flooring.

BEDROOM ONE

9' 8" x 9' 2" (2.95m x 2.79m) Double glazed window to the front elevation, double bedroom with wall mounted radiator, laminate flooring and loft hatch.

BEDROOM TWO

7' 1" x 9' 8" (2.16m x 2.95m) Double glazed window to the rear elevation, double bedroom with wall mounted radiator and built in cupboard/wardrobe, laid to carpet.

BATHROOM

11' 7" x 5' 5" (3.53m x 1.65m) An impressive family bathroom with tiles to three walls. 'P' shape bath with mains fed shower over, bidet, pedestal hand basin and WC, two wall mounted electric towel rails and tiled floors. There is also a cupboard in the bathroom with space and plumbing for a washing machine and tumble dryer.

BEDROOM THREE

15' 4" x 9' 2" (4.67m x 2.79m) Accessed via a separate wooden front door in the front courtyard, bedroom three is a good size double bedroom with en-suite shower room and fitted cupboards. The room can be used as an addition to the main property, studio space or lounge area. Wall mounted radiator and laminate flooring.

ENSUITE

5' 4" x 9' 2" (1.63m x 2.79m) Ensuite shower room with enclosed mains fed shower, pedestal hand basin and WC. Wall mounted towel rail and storage cupboard. Tiled floor.

OUTSIDE

The property benefits from two enclosed courtyard gardens. The larger of which, sits at the front of the property and spans the whole length of the impressive barn whilst the smaller one sits at the rear of the property enjoying the evening sun and is accessed through the open plan living room. Log store. Both gardens are mainly laid to gravel and patio ensuring the ideal space for a lock up and leave, low maintenance space. There is also allocated parking for two vehicles situated in the adjoining car park.

COUNCIL TAX

Band B



SERVICES

Mains electricity, oil fired central heating, mains water supply and shared treatment plant.

TENURE

Freehold. A service charge of £440 p/a payable to the management company includes private drainage, communal insurance and grounds maintenance. Water cost paid per separate meter reading.

AGENTS NOTE

Please note that Exmansworthy Barns have a 52 week holiday occupancy restriction, lending themselves as ideal investment properties, or for those looking for a second home to escape to. They cannot be used as a prime principal residence.

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude proceed on the A39 towards Bideford proceeding through Kilkhampton. Continue passed all the signs to Morwenstow and proceed for a couple of miles further taking the second turning on the left, signposted to Hartland, following the road towards the village. Take the right fork, signposted to Hartland Point and Lighthouse, and at Brownsham Cross turn right following the signs for Exmansworthy and Fattacott. Exmansworthy Farm will be seen with a name plate at the entrance driveway on your right-hand side. Follow the gravel road around and the property will be located at the far end.

