

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From Bude, head north on the A39 towards Bideford. Continue along the A39 passing through the village of Kilkhampton and for a further 7 miles. Take the first turning on the left toward Hartland and then remain on this road until reaching the village. At the T- junction turn left into Fore Street and follow the road along on the one way system until reaching The Square, turn right in front of the Chapel and the property will be located on the right hand side.

77 The Square

Hartland, Bideford, Devon , EX39 6BL

Price £525,000

77 The Square is a deceptively spacious Grade II listed detached property with an adjoining studio annex known as the 'Chippy' which is currently used for Airbnb, offering generous gardens and all situated in the centre of Hartland village, with its local shopping amenities, schools and pubs.

The accommodation comprises:- Entrance porch, sitting room with wood burner, family room, kitchen/dining room with contemporary extension, ground floor bathroom, three first floor double bedrooms with a large ensuite to the principal bedroom. The 'Chippy' is accessed via its own front door which opens into bedroom/ living room with separate shower. Perfect for dependant relative, work from home space or holiday let.

Outside to the rear the generous endosed gardens, off road parking for 3-4 vehicles, large area of lawn with attractive and mature planting, large summerhouse with patio seating.

PORCH

4' 3" x 4' 2" (1.3m x 1.27m) Entering via a solid wooden door to the entrance porch with wall mounted consumer unit and door to:-

LIVING ROOM

18' 10" x 13' 8" (5.74m x 4.17m) Wooden framed sash window to the front elevation, wooden beams to ceilings, stone fireplace surround with stone and slate hearth, wood burner and clome oven. Door to:-

FAMILY ROOM

13' 7" x 9' 1" (4.14m x 2.77m) A bright and spacious dual aspect reception room with wooden framed sash windows to the front and side elevations overlooking the war memorial.

KITCHEN/DINING ROOM

14' 00" x 12' 6" (4.27m x 3.81m) A bright and spacious kitchen/dining room with double height vaulted ceiling, feature exposed stone wall, wooden framed double glazed gable to the rear elevation with matching bifold doors and window to the side.

The kitchen is finished with a range of matching wall and base units with fitted worksurface and matching upstand, inset stainless steel sink and drainer with mixer tap, space for range style cooker with extractor canopy, space and plumbing for dishwasher, space and plumbing for washing machine and space for freestanding fridge freezer.

REAR HALL

Wooden framed double glazed door to the rear elevation, stairs ascending to the first floor and doors to:-

BATHROOM

6' 5" x 5' 11" (1.96m x 1.8m) Wooden framed obscure double glazed window to the rear elevation. Panel enclosed bath with electric shower and glass folding shower screen, pedestal wash hand, push button low flush WC and wall mounted electric warm air heater.

FIRST FLOOR

Velux window to the rear elevation, wall mounted electric radiator and door to airing cupboard with factory lagged hot water cylinder and immersion heater. Doors serve the following rooms:-

BEDROOM ONE

15' 2" x 9' 5" (4.62m x 2.87m) A spacious principal double bedroom with wooden framed sash window to the front elevation, wooden beams to ceiling and door to:-

ENSUITE

13' 8" x 7' 10" (4.17m x 2.39m) Wooden framed window to the front elevation and Velux window to the rear. Wood panelling to the lower walls, freestanding double copper colour bath with freestanding telephone mixer tap, pedestal wash hand basin, WC, attractive tiled flooring and wall mounted heated towel rail.

BEDROOM TWO

14' 4" x 10' 5" (4.37m x 3.18m) A bright and spacious dual aspect double bedroom with wooden framed sash windows to the front and side elevations overlooking the war memorial. Wall mounted electric heater and wooden beams to ceiling.

BEDROOM THREE

10' 6" x 9' 1" (3.2m x 2.77m) A double bedroom with wooden framed sash window to the front elevation, wooden beams to ceiling and loft hatch access.



STUDIO ANNEX

14' 1" x 8' 1" (4.29m x 2.46m) The studio annex would make the perfect Airbnb let or can be used as overflow accommodation for visitors, or dependent relative.

Solid wooden door to the front elevation with wooden framed window and wooden door to the rear. Part slate Flagstone flooring and consumer unit.

SHOWER ROOM

6' 3" x 4' 7" (1.91m x 1.4m) Wooden framed obscure glazed window to the rear elevation, Quadrant shower with main shower, pedestal wash and basin, pushbutton low flush WC and all mounted low air electric heater.

OUTSIDE

To the rear of the property the generous enclosed gardens are laid mainly to lawn with railway sleeper edged flower beds with established and mature planting, large summerhouse with patio seating area, various sheds and greenhouse, extensive off road parking for three to four vehicles accessed via a pair of double gates and small courtyard garden to the 'Chippy'.

COUNCIL TAX

Band D

SERVICES

Mains electricity, water and drainage

TENURE

Freehold

