



POUND COTTAGE, HARTLAND, EX39 6DE GUIDE PRICE £350,000

An attractive double fronted 3 bedroom detached stone cottage offering charming accommodation including lounge with feature fireplace, kitchen/diner and utility/boot room together with good sized enclosed garden and the distinct advantage of a garage & off road parking.

The popular & vibrant village of Hartland has is well served by a local store with Post Office counter, primary school, 3 public houses and fish & chip shop. The neighbouring towns of Bideford and Bude are approximately 13 & 15 miles distance respectively, each offering a wider range of amenities and schooling.

Pound Cottage is a charming detached cottage offering good sized accommodation with the ground floor including a lounge with feature fireplace & wood burner, together with farmhouse style kitchen/diner offering a range of modern cupboards & drawers adjoining roll edged work surfaces and an oil fired 'Aga'. A useful boot room/utility is positioned off the kitchen, offering further storage space and access to the front courtyard.

3 bedrooms will be found on the first floor each overlooking the front of the property with 2 being double rooms with ornate fireplaces. The family bathroom provides a great place to unwind after a walk of the surrounding countryside, with corner bath and shower.

Externally, the enclosed rear garden includes a large timber deck together with stone chipped pathways, green house & flowers/shrubs. There is also a 17'1 x 15'1 (5.20m x 4.59m) garage which is a huge commodity in this location.

Services: Mains electricity, water & drainage.

Energy Performance Certificate: E (48)

Council Tax: BAND C (£2,057.61 per annum)



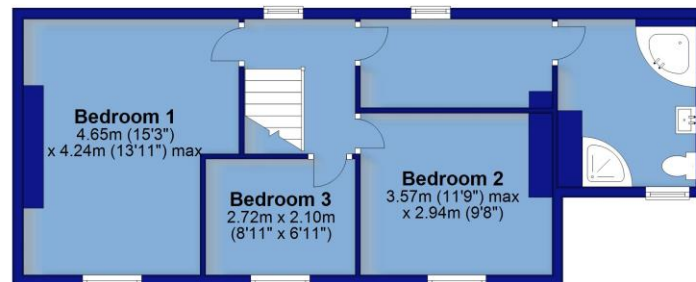
Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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