

GROUND FLOOR



SOUTH VIEW HIGHER CLOVELLY BIDEFORD EX39 5SQ

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Semi Det Bungalow, Shed, Off Lying 5 Acres
1, South View Higher Clovelly, Bideford, Devon, EX39 5SQ

Offers In The Region Of

£400,000

- Semi det bungalow
- South facing
- 3 bedrooms, bathroom
- Sitting Room
- Kitchen/Diner
- Gardens to front and rear
- Workshop/Garage 13m x 7m
- Off Lying Field - 3 miles
- About 5.5 Acres
- AGRIC OCCUPANCY TIE

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Room list:

- Entrance Porch**
1.19m x 0.97m (3'11" x 3'2")
- Hallway**
- Sitting Room**
4.42m x 3.61m (14'6" x 11'10")
- Kitchen/Diner**
4.27m x 3.66m (14' 4" x 12')
- Bedroom 1**
4.01m x 3.20m (13'2" x 10'6")
- Bedroom 2**
3.56m x 3.38m (11'8" x 11'1")
- Bedroom 3**
3.15m x 3.07m (10'4" x 10'1")
- Bathroom**
2.59m x 2.06m (8'6" x 6'9")
- Front Garden**
- Workshop and Garage**
13.34m x 6.96m (43'9" x 22'10")
- Conservatory**
3.35m x 2.44m (11' x 8')
- Log Store/Oil Store**
4.14m x 2.39m (13'7" x 7'10")
- Rear Garden**
- Field - 5.5 Acres - 3 miles**

Overview

Close to the dramatic North Devon coastline near Clovelly a south facing, semi-detached 3 bedroom bungalow, subject to a local area agricultural occupancy condition, with garden, workshop/garage. Off lying level pasture field of 5 acres (3 miles)

Set south facing and about a mile south of the A 39 Bideford to Bude, Atlantic Coast highway, with these two major coastal centres being some 11 and 15 miles respectively with both offering excellent shopping and leisure facilities.

Locally the villages of Woolsery, Hartland and Clovelly all within 2 to 4 miles offer a good range of local facilities, primary schools, village stores and post offices, place of worship and village inns.

Along the dramatic North Devon coastline there are many small coves and beaches such as Speke's Mill with its waterfall, Welcombe Mouth and Peppercombe to name but a few.

Sandy beach and golf course at Westward Ho.

PLANNING NOTE - The property is being sold subject to a local area agricultural occupancy condition in that a person occupying the property should be present or last employed in farming in the local area.

The Property

The bungalow with double glazed replacement doors and windows has oil fired central heating and is approached over its drive to the front where there is a level lawned area.

The front door opens into an entrance porch and beyond the hallway serving all rooms with to the left a double aspect sitting room with views and wood-burning stove. Behind this the kitchen/diner with a good range of fitted units and space for dishwasher and inset sink. Leisure cooking range and oil fired central heating boiler and door to the rear garden. To the head of the hall the up-to-date modern fitted bathroom with electric shower over bath and to the right the 3 double bedrooms the master with a southerly view.

To the roadside plenty of car parking to the front of the large adaptable workshop with internal garage and a utility area with plumbing for washing machines. Log store/oil tank store and conservatory.

Services

Main Electric and Water, Septic tank, Oil central heating

Council Tax

Band

EPC Rating

Band - TBC

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878 Out of hours
Michael Challacombe 07970

