

GROUND FLOOR



TREVENNA, LOWER WEMBORTHY, HARTLAND, EX39 6EN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



South Facing 2 Bed Det Bungalow

Trevenna, Lower Wembworthy, Hartland, Devon, EX39 6EN

Offers In The Region Of

£265,000

- South Facing, Hall
- Sitting Room
- Attached Garage
- Needs Some Updating
- 2 Double Bedrooms
- Kitchen/Diner
- Surrounding Garden
- Modern Bathroom
- Rear Lobby
- AGRIC OCCUPANCY CONDITION

Looking to sell? Request a free sales valuation for your property.

Call 01271 327878

or email barnstaple@phillipsland.com

Directions

Grid Ref SS 247/195 From Bideford take the A39 coastal road towards Bude for some 14 miles until you pass across Bursdon Moor, a large area of open common fenced from the road with wire. As you crest the hill at the southern end VERY carefully take the very sharp right and pass over a cattle grid. After a half mile turn left to Lutsford. After passing the farm at Lutsford at the cross roads proceed straight ahead as to Wembworthy. Travel for just over a half mile and you will see a neatly cut grass verge being the entrance to the property and its neighbour. Go down the drive and we are the first to the left. Using what3words free app for mobiles use the ref ///retiring.tight.magnitude .

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.



Room list:

Entrance Hall

Bedroom 1

3.73 x 4.16 (12'2" x 13'7")

Bedroom 2

3.75 x 3.74 (12'3" x 12'3")

Bathroom

Sitting Room

5.44 x 3.71 (17'10" x 12'2")

Kitchen/Diner

6.07 x 3.7 (19'10" x 12'1")

Rear Lobby

2.08 x 0.84 (6'9" x 2'9")

Attached Garage

6.49 x 2.38 max (21'3" x 7'9" max)

Overview

A detached south facing 2 bed bungalow with attached garage and garden built subject to an AGRICULTURAL OCCUPANCY CONDITION. Set some 2 miles inland from the dramatic North Devon coastline, in typical rolling countryside between the popular village of Hartland to the north and the coastal town of Bude to the south and close to the dramatic North Cornwall/North Devon beaches at Welcome Mouth, Speke's Mill Mouth and the south-west coastal path.

Other than an immediately adjoining property the two are otherwise surrounded by typical unspoilt coastal farmland with the property enjoying far reaching views over a deep valley to countryside beyond.

Although quietly located the property has a number of villages in close proximity which provide a good range of the facilities post offices, village stores, primary schools, village Inns and restaurants with Hartland, 4 miles to the north, the fishing village of Clovelly, 7 miles, Woolsery and Bradworthy also a similar distance with the Port and market town of Bideford on the River Torridge being 15 miles to the east with the beach at Westward Ho! just to its north and 15 miles south on the North Cornish coast is Widemouth Bay, noted for its surfing.

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

Traditionally constructed, rendered, and under an interlocking concrete tiled roof the property has had replacement double glazed windows and doors and benefits from oil fired central heating from a relatively new external boiler.

The front door opens into the entrance hall to the right of which are the 2 double bedrooms, one south facing and one north facing. To the rear of the hall, bathroom with new suite of panel bath with assist grips, chrome telephone mixer taps, Mira electric shower, low-level WC, hand basin inset in vanity unit, ladder effect towel rail.

To the left of the hall and on the front elevation a kitchen/dining room with a range of kitchen units including single drainer sink unit and space for washing machine. Rayburn Regent oil fired cook and heat in need of repair. Door to walk-in shelved pantry cupboard. To the rear a sitting room with fireplace.

There is a side entrance lobby from the kitchen with door leading into the attached garage with up and over door to front, domestic oil tank, and housing the water treatment system for the private borehole water supply.

Off-road parking for three for vehicles to the front of the property but is also a good sized gently sloping lawn.

Services

Borehole water, Private drainage,
Main electric

Council Tax

Band C

EPC Rating

Band D

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878 Out of hours
Michael Challacombe 07970
445204

