

Hope Cottage

East Ball Hill, Hartland, EX39 6BU

Guide Price

£475,000



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Impressive Detached Period Home

Hope Cottage East Ball Hill, Hartland, Bideford, Devon, EX39 6BU



Occupying a most peaceful location yet within a short walk of Hartland village, Hope Cottage is an attractive period residence boasting spacious accommodation, a delightful South-facing garden and off-road parking close to the rugged North Devon coast. Offering tremendous flexibility, the property is immaculately presented throughout and offers a fine blend of attractive character features, perfectly complemented by stylish modern fittings. The property is currently run as a successful holiday let and would suit those seeking the same or alternatively make for a beautiful home for a growing family, attractive property to downsize or a charming holiday retreat and presents the perfect lifestyle opportunity within this picturesque setting.

The idyllic village of Hartland, within an Area of Outstanding Natural Beauty (AONB), is located on the spectacular North Devon Coast with many popular attractions including Hartland Quay and renowned Hartland Abbey and is famed for breathtaking coastal scenery and clifftop walks. Film crews for many T.V series and films are a familiar sight too. With a thriving community, the village offers an excellent range of local amenities including cafes, shops, a Post Office, a number of pubs and a medical centre. Conveniently located close to the Atlantic Highway, the towns of Bideford and Bude are within easy reach and offer a wider range of amenities, including further primary and secondary schooling, banks and other facilities. Barnstaple, the regional centre, is approximately 20miles distant and provides a rail link to Exeter in the South along with a convenient route to the M5 motorway and Tiverton Parkway via the North Devon Link Road.

DETAILS

In brief, the inviting entrance hall welcomes you into the home and provides stairs to the first floor. The ground floor accommodation comprises a comfortable sitting room with attractive multi-fuel burner and an additional snug/home office, also with multi-fuel burner, and could also be used as a ground floor bedroom. At the rear of the home is a well-fitted kitchen with granite work surfaces and wooden units, open to the dining area along with a utility room and ground floor shower room. Attractive slate tiles run throughout most of the ground floor along with underfloor heating in the kitchen/breakfast room, utility room and ground floor shower room.

The first floor provides a generous master bedroom with a simply elegant ensuite bathroom thoughtfully fitted with a high quality suite and underfloor heating, 2 further double bedrooms, a single bedroom/study and a modern, 4 piece family bathroom.

Outside, the property is approached at the front via a private lane which is also shared by a neighbour and offers off-road parking. This then leads to the landscaped garden laid to lawn with a lower patio, all enjoying a sunny South-facing aspect. To the rear of the property is a courtyard garden along with access to the cellar offering useful storage.



Entrance Hall

Welcomes you into the home with slate tiled floor and stairs to the first floor.

Sitting Room 5.16m x 3.09m (16'11" x 10'1")

This comfortable reception room enjoys an attractive brick fireplace housing multi-fuel burner, window seat feature, a dual aspect and overlooks the garden.

Kitchen/Breakfast Room 4.10m x 3.90m (13'5" x 12'9")

Enjoying a triple aspect and open to the dining area, the kitchen is well-fitted with a range of granite work surfaces comprising a Belfast sink with quality wooden units below and matching wall-units over, built-in double oven and induction hob with extractor hood over, built-in fridge/freezer, built-in dishwasher, breakfast bar, useful airing cupboard, slate tiled floor and underfloor heating.

Dining Area 4.91m x 2.85m (16'1" x 9'4")

Offering ample dining space, useful larder cupboard, understairs cupboard and slate tiled floor.

Snug/Home Office/Bed 5 3.62m x 3.08m (11'10" x 10'1")

This additional reception room with attractive multi-fuel burner and slate tiled floor, offers excellent flexibility as a play room, home office or TV room, or could alternatively be used as a ground floor/occasional bedroom and overlooks the garden.



Utility Room

Fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall-units over, space and plumbing for a washing machine, space for tumble dryer, underfloor heating and door to rear courtyard.

Shower Room

Well-fitted with a white suite comprising a multi faucet shower, low-level W.C and wash basin, tiled walls and tiled floor, underfloor heating.

First Floor

Master Bedroom 4.10m x 3.67m (13'5" x 12'0")

A generous double bedroom with fitted wardrobes, found at the rear of the home.

Ensuite

Open to the master bedroom and simply elegant, the ensuite has been recently-fitted with real quality and a suite comprising a large walk-in shower with rainfall and handheld shower head, shower seat, steps up to a deep soaking bath with central mixer taps and shower attachment, Japanese style smart W.C, wash basin, chrome heated towel rail, tiled walls, tiled floor and underfloor heating.

Bedroom Two 4.10m x 3.09m (13'5" x 10'1")

A good-sized double bedroom with built-in wardrobes found at the front of the home, overlooking the garden.

Bedroom Three 4.10m x 3.09m (13'5" x 10'1")

A further double bedroom found at the front of the home, overlooking the garden.

Bedroom Four 3.32m max x 2.49m narr. to 1.28m (10'10" max x 8'2" narr. to 4'2")

A good sized single bedroom which could alternatively utilised as a study/dressing room.

Bathroom

Fitted with a white suite comprising a bath, separate shower, low-level W.C, wash basin, chrome heated towel rail and part-tiled walls.

Outside

The property is approached at the front by a private lane which is also shared by a neighbour and provides off-road parking. This then leads to the landscaped garden laid to lawn with a lower patio, all enjoying a sunny South-facing aspect. To the rear of the property is a courtyard garden along with access to the cellar offering useful storage.

Cellar 6.40m x 3.05m (20'11" x 10'0")

Offering useful garden storage with light and power. Please note that there is restricted headroom.

Holiday Let Potential

The property is currently run as a successful holiday let and offers great potential. For details on how the property has performed, please contact the team. The property can also be sold as a going concern with furniture by separate negotiation.



SERVICES - Mains Water & Electricity, Oil-fired central heating, Sewage Treatment Plant, shared with 2 other neighbours. Solar panels are owned by the home and offer reduced energy rates.

EPC: D

TENURE - Freehold.

COUNCIL TAX - Currently Business Rated.

LOCAL AUTHORITY - Torridge District Council.



DIRECTIONS

As you enter Hartland village, take the right hand turning into Pengilly Way. Continue on this road and take the right hand turn at the end, signposted (East) Ball Hill, just before Hartland Primary School. Continue down the hill where the property will be found towards the bottom on the left hand side.

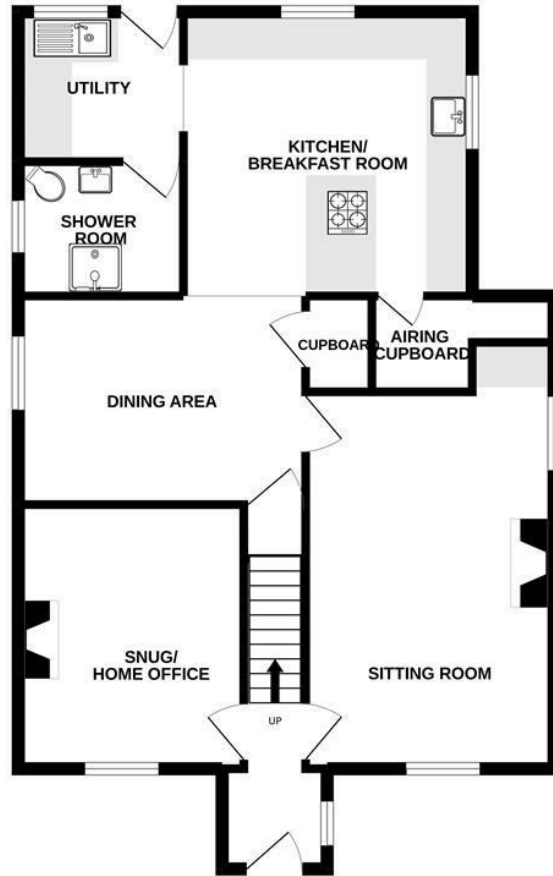


VIEWING

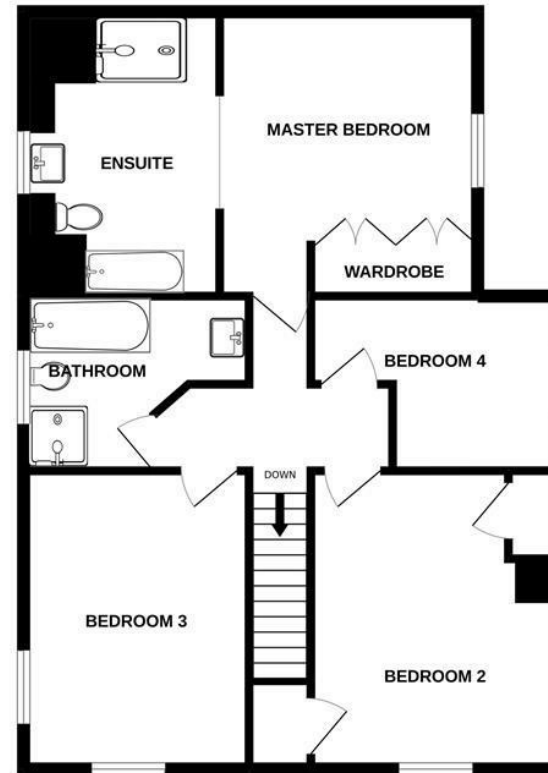
By appointment through
Phillips Smith & Dunn,
Bideford Office
01237 879797



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



HOPE COTTAGE, HARTLAND

TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.

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.
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