



T H E R E T R E A T





# The Retreat

Higher Clovelly, Bideford, Devon Ex39 5SA

- Hartland 3 Miles
  - A39 1 Mile
- Bideford 10 Miles
- Barnstaple and Train Station 19.5 Miles

An attractive and beautifully presented period house with 3 holiday lets with superb country and sea views, just 1.5 miles from the North Devon coast.

- 4-bedroom main house
- 3 holiday letting properties
- Beautifully presented and maintained
- Outstanding country and sea views
- Within the north Devon coastal AONB
  - Hartland village 3 miles
    - In all 1 acre
    - Freehold

Stags Holiday Complexes  
21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

**Tel: 01392 680058**

**Email: [holidaycomplexes@stags.co.uk](mailto:holidaycomplexes@stags.co.uk)**

The London Office  
40 St James's Place  
London SW1A 1NS

**Tel: 020 7839 0888**

**Email: [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)**



@StagsProperty



[stags.co.uk](http://stags.co.uk)



**STAGS**

## Introduction

Set within a highly attractive and protected (AONB) coastal position The Retreat offers an excellent turn key home and income opportunity. The property is well maintained and has been run as a successful home and holiday letting business for many years. The surrounding countryside views with the sea beyond are outstanding and will be a delight for guests and owners alike.

The owners house offers spacious four bedroomed accommodation, the three holiday properties comprising a four-bedroom detached barn conversion and two separate two bedroomed apartments. The gardens and grounds provide versatile space for guests and owners with paddock, lawns and outbuildings including workshop and store.

## Situation

Located just 1.5 miles from the coast (in a straight line) and just 3 miles from Hartland village, the property lies in a stunning location within the North Devon coastal Area of Outstanding Natural Beauty. Hartland has a good range of local amenities including shops, Post Office, medical centre, primary school, pubs and restaurant. The area is also famed for its breath-taking clifftop walks, safe bathing beaches and popular beauty spots, including Clovelly, Welcome Mouth, Hartland Quay, Stanbury Mouth and Bucks Mills.

Good accessibility is enjoyed by being just 1 mile from the A39, which offers excellent access to both local centres of Bideford, 10 miles and the North Cornish coastal resort of Bude, 15 miles, while Westward Ho! offers the largest sandy beach locally and is 13 miles distant. Two big local attractions for walkers are the South West Coast Path, which passes nearby, and the Brownsham National Trust land, just 2 miles from the property. Brownsham offers woodland and coastal walks within the protected area and is very popular.

## The Owners House

This spacious period house has been improved and modernised in recent years and now provides beautifully presented rooms of character and style. The accommodation in brief comprises, entrance hall with utility and cloakroom and WC leading off. A staircase hall lies in the centre of the house with access to the sitting room which has open views through the two large bay windows. A kitchen/dining room leads of the hall and features a superb range of modern fitted units with integral appliances. Beyond this is a large rear hall/boot room with garden access.

Upstairs there are four bedrooms, one with ensuite and a separate family bathroom. Bedrooms one and two have fabulous bay windows with stunning views over the countryside to the sea beyond.





## The Holiday Lets

The three holiday properties were converted originally from former agricultural barns and feature character and charm in abundance. They comprise a large detached barn, Owl, which provides four bedrooms over two floors, with two bathrooms, kitchen/dining room and lounge. Further to this there are two apartments, Swallow and House Martin, which both have two bedrooms, bathroom and kitchen/dining/living room. All three have guest garden space, with Owl and House Martin having private space with hot tub and open views. Parking is also provided. The cottages comprise:

**Owl – 4 bedrooms, sleeps 8**

**House Martin – 2 bedrooms, sleeps 4**

**Swallow – 2 bedrooms, sleeps 4**

Basic accounts can be made available to bona fide potential purchasers after a viewing.



## Outside

The outside and grounds of the property are as well manicured and presented as the inside, starting with a smart tarmac drive leading from the road onto a large gravelled turning and parking area for numerous vehicles. Lawns and gardens surround the property, with private areas for the guests with paving and decks to relax on. A lawned area with strategically placed patio to the rear of the owner's house provides a superb private seating and entertaining space with tremendous views over the directly adjoining field and countryside with the sea beyond. The remainder forms further garden and enclosed paddock space beyond the car parking, with two timber sheds providing versatile workshop and storage space. The paddock could provide space for animal grazing or a secure dog exercise area or indeed the growing of fruit and vegetables. The whole extends to just over 1 acre.





## Services

Mains electric and water. Private drainage.  
Oil fired central heating.

## Outgoings

Owners House – Council Tax Band E  
The business Rateable Value - £10,000 (currently 100% relief)

## Local Authority

Torridge District Council  
[www.torridge.gov.uk](http://www.torridge.gov.uk)

## Directions

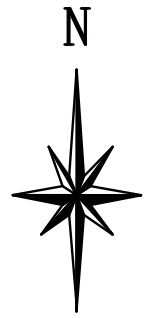
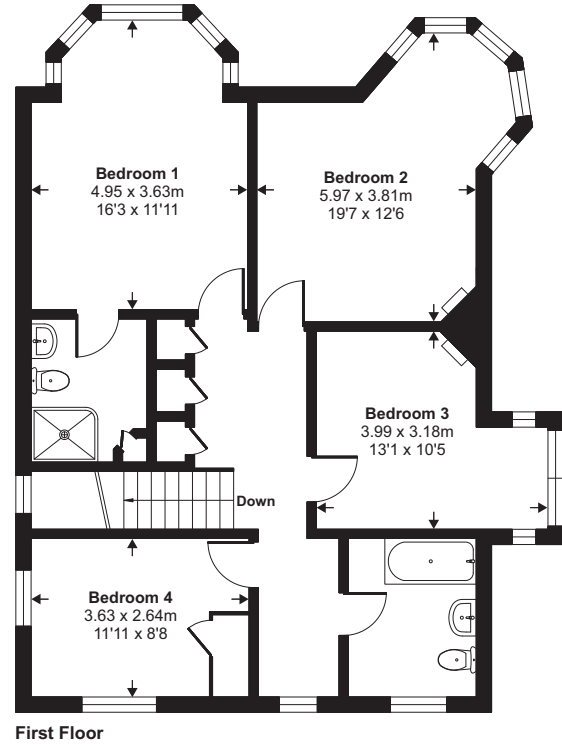
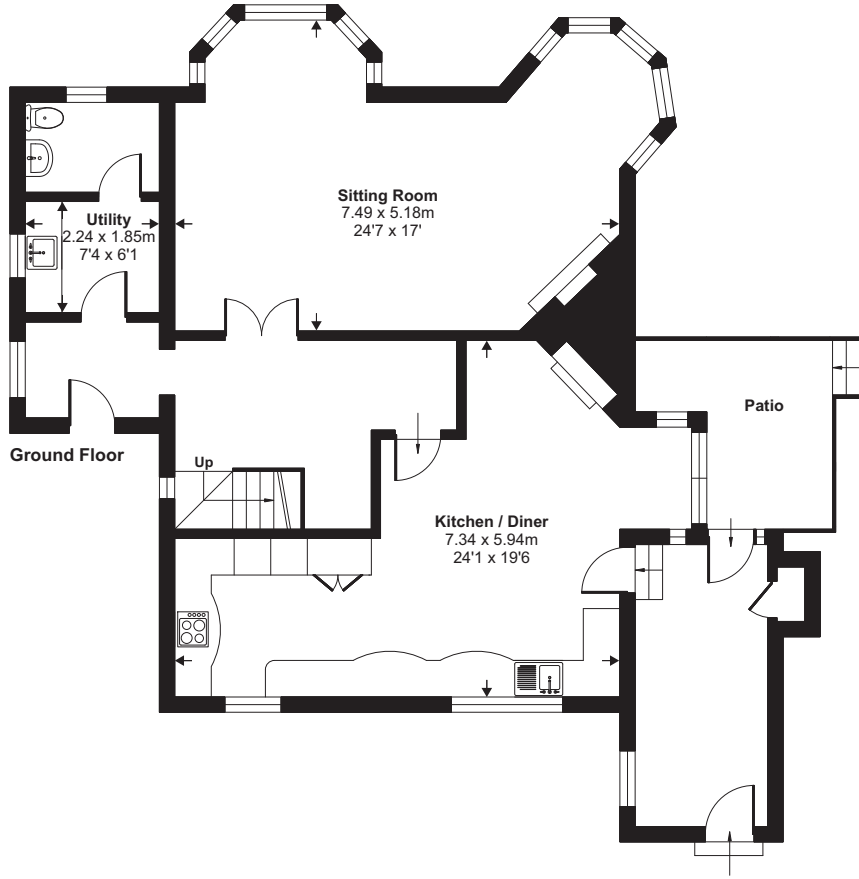
Follow the A39 from Bideford for approximately 10 miles. Upon reaching the Clovelly Cross roundabout, continue straight on and take the next right onto the B3248 towards Hartland. After approximately 1 mile the property can be found on the right-hand side.

## Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

## Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.



T H E R E T R E A T

