



82 The Square



Coast 2 miles, Clovelly 3.5 miles, Bideford 13 miles, Bude 15 miles

Charming three bedroom character cottage in a tucked away position in the centre of this popular village

- Character Cottage
- Three Bedrooms
- An Ideal Holiday Home
- Situated in popular village
- Two Reception Rooms
- No Onward Chain
- Front & Rear Courtyard Gardens
- Freehold

Guide Price £305,000

SITUATION

The property is situated in the heart of the popular village of Hartland which lies close to the rugged North Cornish and Devon coastline famed for its many Areas of Outstanding Natural Beauty, with breath-taking cliff top coastal walks and safe bathing beaches. Nearby popular beauty spots include Welcombe Mouth, Hartland Quay, Stanbury Mouth, Bucks Mills. Hartland village has a thriving community with an excellent range of local amenities including café, shops, Post Office, pubs, medical centre and primary school. There are churches, a variety of clubs and societies and an award-winning restaurant, Pattard Restaurant. Popular attractions include Hartland Abbey, the lighthouse at Hartland Point, a 16th Century Quay with its shipwreck museum, pub and Hotel, and Docton Mill Gardens. Hartland is also a famous filming location as seen in *The Night Manager*.

The towns of Bideford and Bude around 15 miles away offer extensive facilities, including further education establishments, banks and other amenities. Barnstaple is around 45 minutes by car. Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away. There are regular services to London Paddington, the Midlands, the North, Scotland and the South West.

DESCRIPTION

This is an excellent opportunity to acquire a charming character cottage in the heart of this sought-after village. The cottage is well-presented and retains many of its character features such as exposed beams as well as combining modern refinements such as UPVC double glazing, modern kitchen and wood burner. The accommodation is deceptively spacious with two large reception rooms and all the three bedrooms have vaulted ceilings giving a feeling of space. There is a sunny, private courtyard to the front and an enclosed courtyard garden to the rear.

This superb residence is ideal for a variety of uses including permanent home or could equally be used as a second home or

investment holiday let.

An entrance hall leads to the dining room which enjoys an exposed beamed ceiling, two UPVC double glazed sash windows with window seat to front, under stairs storage cupboard, stone open fireplace with coal effect oil fire, stone hearth and original bread oven. Door to rear hall and opening into the kitchen with a range of modern country effect wall and floor units with roll top work surface, ceramic sink and drainer with mixer tap over, tiled splash backs, space for electric oven, fridge/freezer and plumbing for washing machine. On the other side of the hallway is the cosy sitting room with exposed beams, UPVC doubled glazed sash window to front with window seat, UPVC doubled glazed French-style double doors to the rear garden, stone fireplace with wooden mantel and wood burning stove. The rear hallway accessed from the dining room includes access to the rear courtyard and the bathroom which includes a three piece bathroom suite comprising of bath with electric shower over, pedestal wash hand basin and low level WC

The first floor includes the three bedrooms which all boast vaulted ceilings and exposed beams, bedroom 1 being particularly impressive and includes two built-in wardrobes.

The outside is a gravelled front garden with pedestrian access to the village centre but is fully enclosed with various seating areas and a range of mature plants and shrubs. The rear courtyard garden is privately enclosed, with a pedestrian access gate to the rear of the property with wooden shed, oil tank and stone patio area for seating.

SPECIAL NOTE

The property is currently used as a holiday home and the owner has indicated that some of the furniture is available for sale by separate negotiation.

SERVICES

Mains water, sewage and electricity. Electric central heating.



Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft

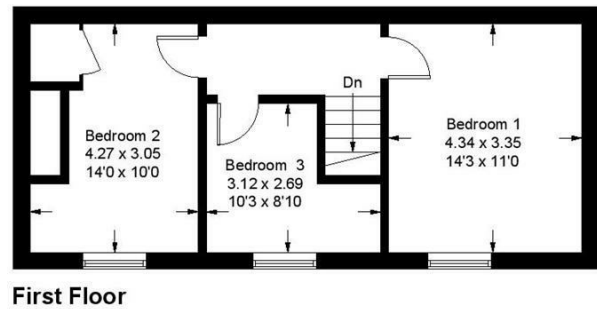
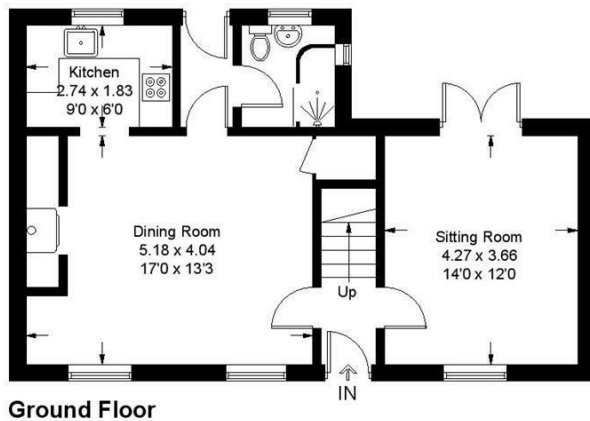
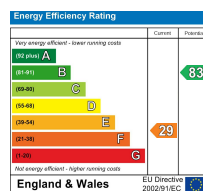


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052515)

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