



Five Winds Cottage



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

A quintessential detached English cottage within walking distance to the favoured village of Hartland

- Detached
- Character cottage
- Two Bedrooms
- Walking distance to village
- Short drive to the coast
- Private rear garden
- Mostly double glazed
- Freehold
- Council tax band C

Guide Price £260,000

SITUATION

The property is situated within a short walk 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, Spekes Mill, Stanbury Mouth and 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

A charming cottage which presents rendered, whitened cob elevations beneath a thatched roof. Circa 17th century, this quintessentially detached English cottage does require some

updating but enjoys many original period features and would lend itself to use as principal residence, second home or successful holiday let. The accommodation includes living room, kitchen, bathroom and two bedrooms and is arranged over two storeys. Outside the property benefits from on-road parking to the front and a private, generous-sized garden to the rear.

ACCOMMODATION

Front door to entrance hall with space for coats, boots etc, stairs to first floor and bathroom which includes bath, WC and sink. The Living room enjoys an open space with windows to the front and back, exposed beams and stone inglenook fireplace with space for wood burner to be fitted. On from here and to the rear of the property is the kitchen with a range of freestanding units, plumbing for white goods, inset sink, space for fridge/freezer and door to the garden.

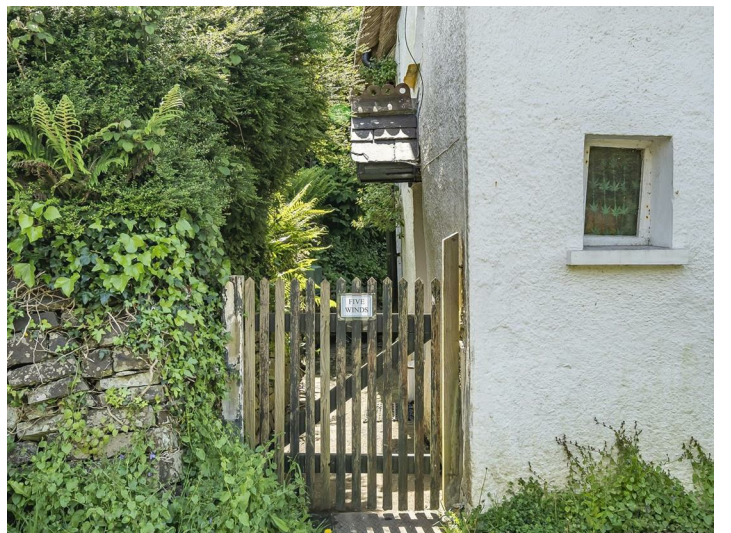
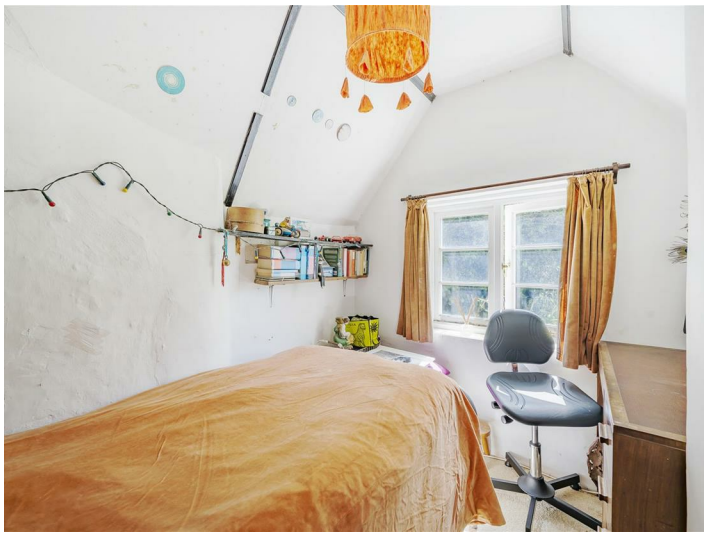
On the first floor are two bedrooms, one of which is a double, both with exposed beams and original wood flooring.

OUTSIDE

The garden to the property is private, secluded, bigger than some might expect and backs onto open fields and countryside, there is some initial clearing required but includes herbaceous borders and mature shrubs and could be a complete blank canvas for any purchaser to create their dream cottage garden. To the rear are two garden sheds for storage.

SERVICES

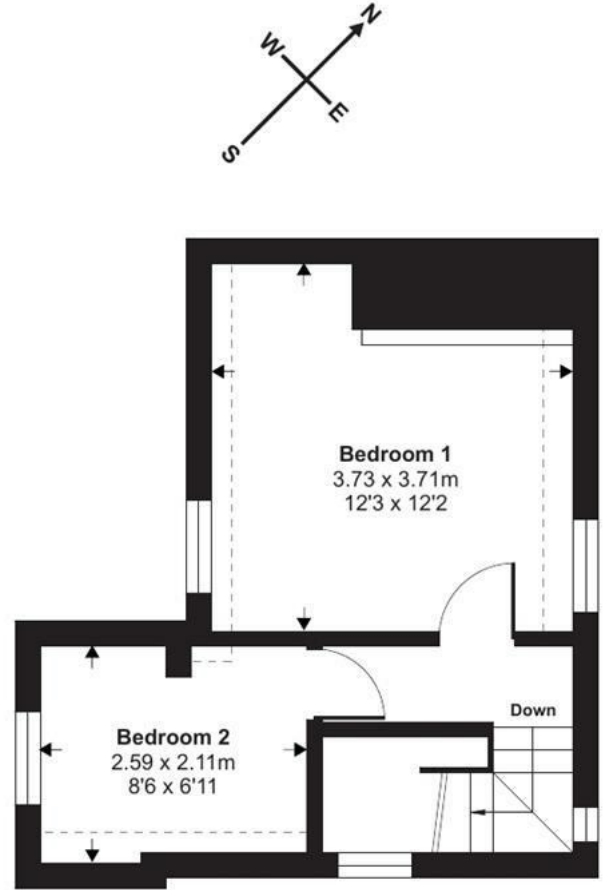
Mains water, electric and drainage. Electric heating fitted.



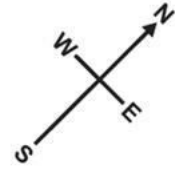
Approximate Area = 616 sq ft / 57.2 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 644 sq ft / 59.8 sq m
 For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1129264

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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