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72 The Square



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

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**A well presented detached period property with courtyard garden and off-road parking set in the heart of the village.**

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- No Onward Chain
- Detached
- Three Bedroom
- Courtyard Garden
- Off-Road Parking
- Centre of the village location
- Short drive to SW coastal path
- Grade II listed
- Freehold
- Council tax band D

**Guide Price £350,000**

### 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

72 The Square is a detached Grade II listed period property which was sympathetically renovated in 2009 and finished to a high standard with a tasteful blend of original features together with 21st century refinements including handmade double-glazed sash windows and doors, stone fireplace with wood burner and oak flooring. The accommodation is spacious and includes a large sitting/dining room, kitchen, rear porch with shower room, three bedrooms and a family bathroom. Externally the property benefits from an enclosed private courtyard garden and off-road parking. 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.

### ACCOMMODATION

The front door leads into the lounge/diner which is extremely spacious, running the full width of the property, and benefits from two double glazed sash windows to front elevation, double glazed French doors leading out to the courtyard, feature stone fireplace with woodburner and slate hearth and oak flooring. Staircase ascends to the first floor with built-in storage cupboard under and an open doorway leads into the bright and spacious kitchen with slate flooring, a good range of units, granite worktops, inset sink, integrated oven, dishwasher and fridge freezer. Access into the rear porch with space for coats, boots etc and walk in shower room with WC and sink.

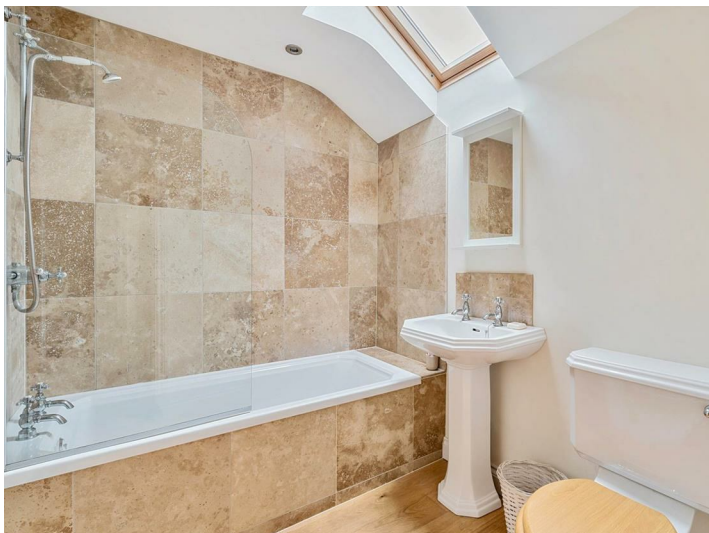
The first-floor landing leads to the three bedrooms and family bathroom which includes a side-panelled bath with power shower over, natural stone tiling, wash hand basin and WC with oak toilet. Velux roof window to the rear elevation. Oak flooring.

### OUTSIDE

The property benefits from an enclosed and private courtyard garden with built-in seating, garden shed and wood store. There are large timber entrance gates which also allow for vehicular access creating off-road parking for one to two vehicles.

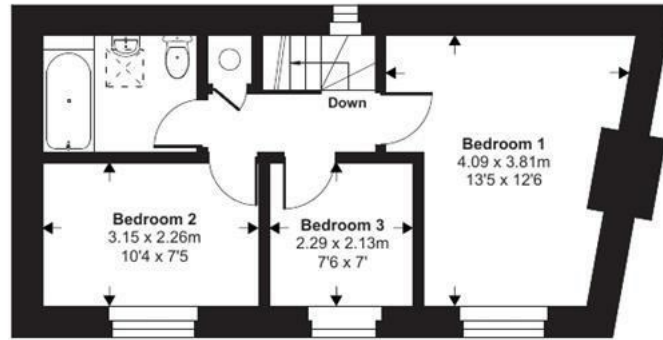
### SERVICES

All mains connected. Oil central heating. According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

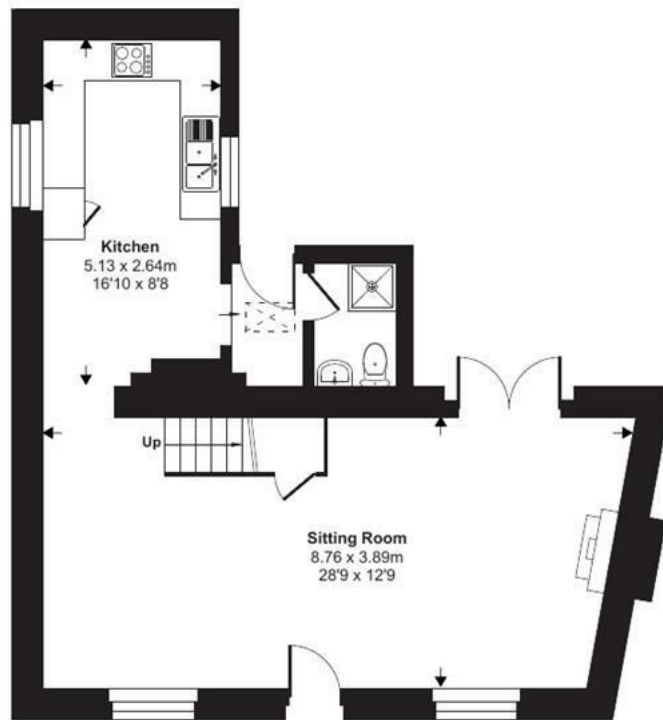


Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale



First Floor

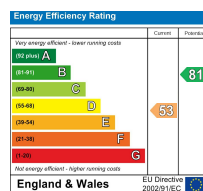


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1134754

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