



Lea View



Lea View 2 Pengilly

Hartland, Bideford, Devon, EX39 6HR

Coast 3 miles, Clovelly 5 miles, Bideford 13.5 miles, Bude 16 miles

A wonderful opportunity to acquire a spacious and well-maintained 6-Bed detached home with a gorgeous indoor swimming pool situated in the popular village of Hartland by Devon's Atlantic coast.

- Impressive 6 Bed Detached House
- Spacious Accommodation
- Driveway With Parking For Several Vehicles
- Indoor Pool
- Freehold
- No Onward Chain
- Annex
- Ideal Family Home Or Holiday Let
- Wonderful Views
- Council Tax Band D

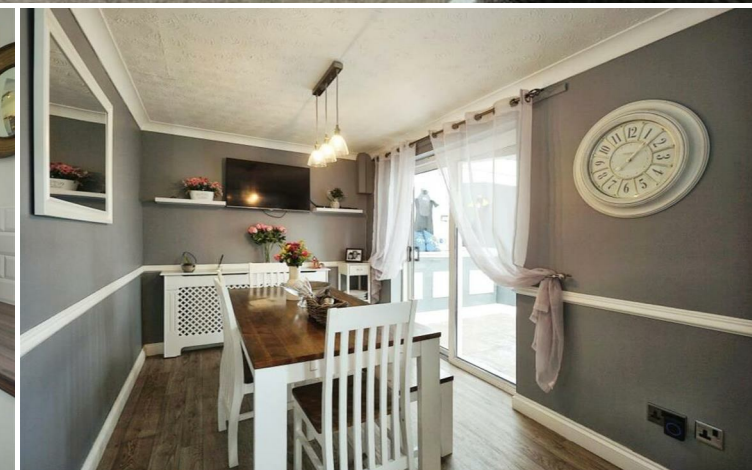
Guide Price £550,000

SITUATION

The property is situated in the heart of the popular village of Hartland which lies close to the rugged Atlantic 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 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, Malory Towers and many other productions.

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

Lea View is a substantial six-bedroom home on the outskirts of Hartland offering generous living space, luxurious indoor swimming pool and self-contained annex, making it ideal for a larger family, multi-generational living or a holiday let with the wow factor. A modern, low-maintenance home ready to move straight into. The property benefits from ample off-road parking for a number of vehicles and a private, enclosed garden. This is certainly a property that needs to be seen to be fully appreciated and could well suit as a main home, second home or successful holiday let/Airbnb.

ACCOMMODATION

Front door leads to the entrance porch and into the generous hall with stairs to the first-floor landing. The ground floor comprises the the spacious Lounge with large bay window to the front and cosy multi-fuel burner, extensive Kitchen / Dining Room overlooking the rear garden. Recently remodelled and boasting a stylish range of contemporary units, integrated appliances and range cooker, the Kitchen leads to a large Utility Room with further space for white goods and into Boiler Room. The Dining area off the Kitchen has ample space for dining furniture and glazed French doors lead into the show-stopping Pool Room with heated indoor swimming pool, handy shower room, bar / seating area and French doors to the garden - perfect for a pool party or just relaxing.

The entrance Hall leads also to a snug second Lounge with separate front entrance door and door into the downstairs Bedroom with En Suite Shower Room. This would make a versatile self-contained annex.

The first-floor landing leads to five further bedrooms all enjoying far-reaching countryside views. The impressive Principal Bedroom has a dressing area and large En Suite with shower, sink and WC. The luxurious Family Bathroom has a lovely slipper bath, double sink and WC. Separate family Shower Room with sink and WC.

OUTSIDE

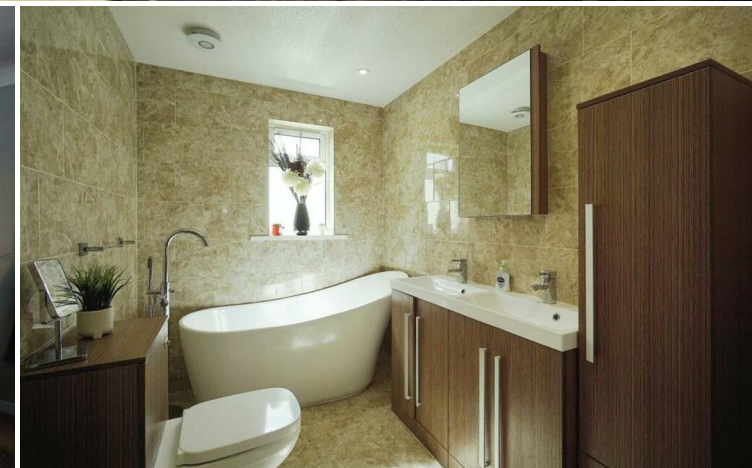
To the front of the property a private driveway provides plenty of parking space. The rear garden is the perfect spot in which to relax. The garden also houses a useful shed with power and the gym, both being very versatile spaces.

SERVICES

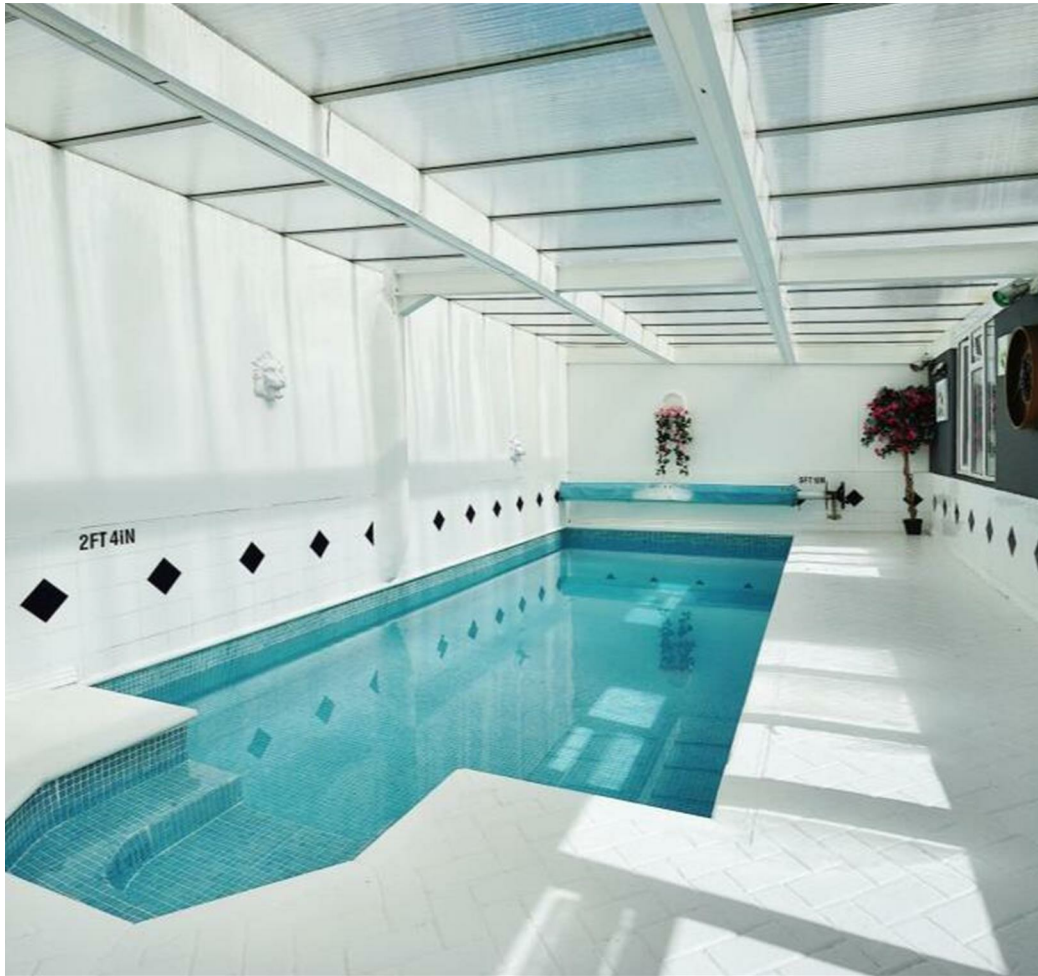
Mains electricity, drainage and water. Oil-fired central heating.

AGENT'S NOTE

Outline planning permission has been granted for the land east of Pengilly Way : Details can be seen on the Torridge District Council website using planning ref: 1/0782/2021/OUTM
Annual charge : £100 to St Nectans View, Hartland



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.



Approximate Gross Internal Area = 245.3 sq m / 2640 sq ft
(Including Annex)

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102534)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	73
EU Directive 2002/91/EC			

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