



Highford Farm Cottage



Hartland 1.5 miles, Bideford 10 miles,
Barnstaple 20 miles,

A deceptively spacious three bedroom, three reception room cottage with a five-acre paddock enjoying fine sea views.

- Grade II listed
- 3 Bedrooms
- 3 Reception rooms
- 2 Bathrooms
- 5 acre paddock and stables
- Parking
- Ideal for equestrian use
- Sea views from the land
- Freehold
- Council tax band D

Guide Price £475,000

SITUATION

The property is located on the outskirts of Higher Clovelly and Hartland. Hartland offers a good range of amenities including various shops, post office, doctors surgery, places of worship, pubs and primary school. There is also an excellent range of coastal walks enjoying stunning views of the rugged North Devon coastline. The port and market town of Bideford is approximately 12 miles away and offers a wider range of amenities including banks, butchers, bakeries, various shops, pubs and restaurants, places and worship, schooling for all ages and 3 supermarkets. The regional centre of Barnstaple is approximately 20 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 which connects the motorway network via junction 27 of the M5 or via the rail and Tarka line.

DESCRIPTION

This deceptively spacious Grade II listed three bedroom, three reception room home with a five-acre paddock is located in a semi-rural setting just minutes from the coast, SW coastal path, Clovelly and Hartland.

The cottage is a significant piece of an interesting Victorian farm complex which we understand dates back to around 1889, and while it has been refurbished by the current owners it still retains many of its original charm.

The spacious accommodation comprises an impressive kitchen which includes a range of country-style base and eye level units and central island incorporating solid oak worktops. There are integrated appliances, Belfast sink and a solid fuel Rayburn. The property benefits from a dining/sitting room with wood burner and a second sitting room with exposed stone and

beams. There is a spacious study which could be used as a fourth bedroom.

On the first floor are three well-proportioned double bedrooms, with the master having an en-suite bathroom including a Victorian style roll top bath with a shower over. The main bathroom is also on this floor and comprises a white three piece suite.

To the front of the property there is parking for 2 vehicles together with a path leading to the front door. There is a further allocated parking space located within the communal car park at the rear of the site.

The pasture paddock extends to around 5 acres and is ideally situated within a very short walk of the cottage. There are four stables which are currently utilised for the keeping of the vendors own horses but could suit anyone looking for either equestrian use or small holding. Some fine sea views can be seen from here.

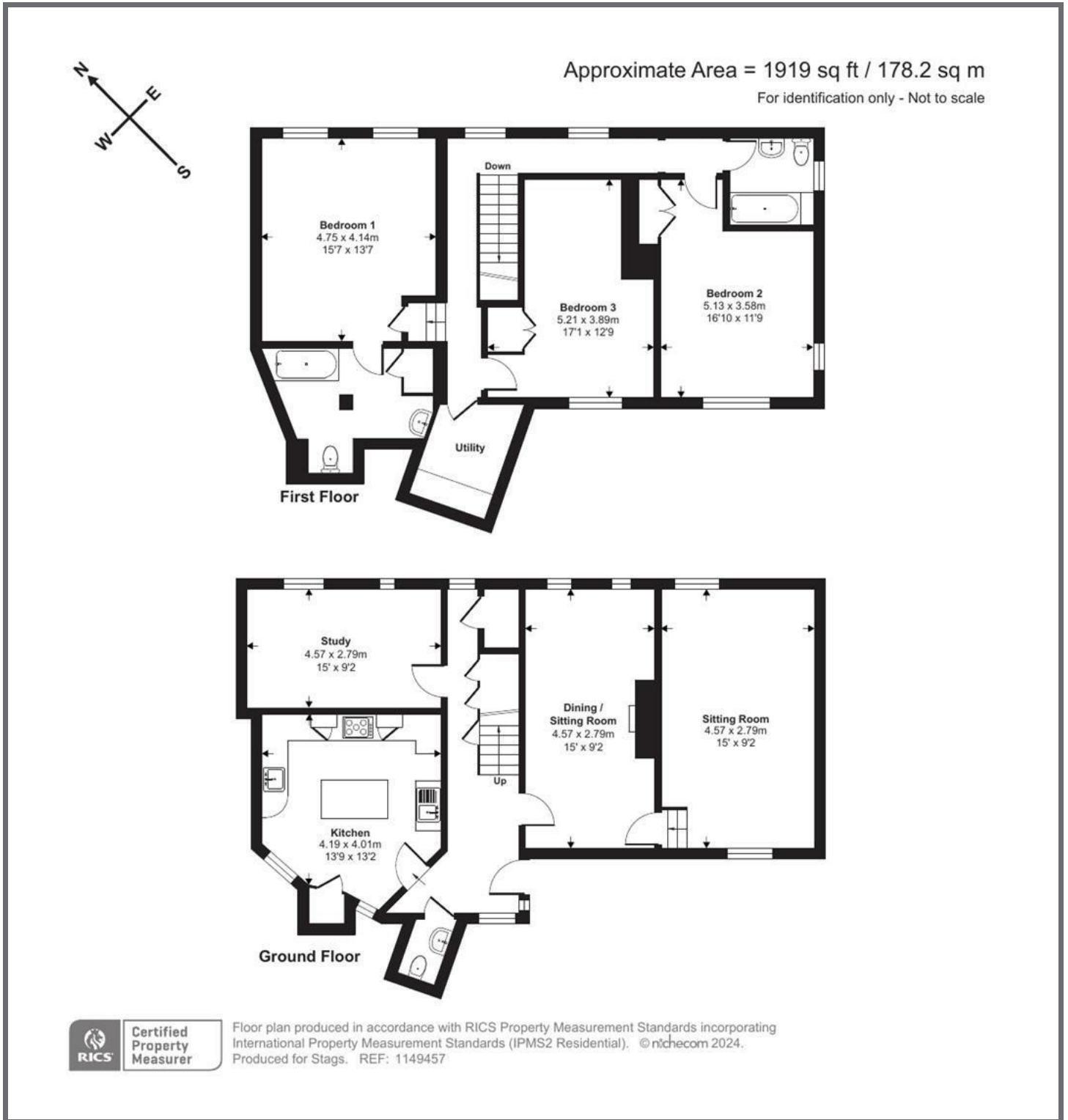
PROPERTY INFORMATION

Located within an AONB
Grade II Listed
Mains water
Mains electricity
LPG Gas
Private drainage (shared)
Ideal combi boiler (installed 2022)
Construction- Partly stone cob and conventional concrete block cavity
Slate roof

According to Ofcom, standard broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

Management company in place for communal grounds and shared septic tank. Circa £1000 per annum.





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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	72

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