



Orchard Cottage



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Hartland, Bideford, Devon, EX39 6HB

Hartland 4 miles, Bude 11 miles, Bideford 14 miles, Barnstaple 23 miles

**A spacious detached bungalow with 3.8 Acres enjoying far reaching countryside and distant views.**

- Detached bungalow
- 3.8 acres
- Large garage/workshop
- Freehold
- 5 bedrooms
- Wonderful views
- Located between Devon and Cornwall border
- Council tax band D

**Guide Price £565,000**

## SITUATION

The property is situated in an Area of Outstanding Natural Beauty on the stunning Hartland Peninsula. This is an area of spectacular coastline with neighbouring Bursdon Moor, an area of open moorland where one of the last remaining areas of Culm Grassland and diverse wildlife can be found. Bursdon has high and far-reaching spectacular views across the moors and woodland to the coastline beyond, stretching as far as the eye can see. The nearby South West Coast Path is renowned for its wonderful coastal and inland walks, typified by steep valleys, sandy coves and beaches. Hartland village is just over 4 miles away with a thriving community and an excellent range of local amenities including cafe, shops, Post Office, pubs, medical centre and a primary school. There are churches, a variety of clubs, societies and an award-winning restaurant, 'Pattard'. Popular attractions include Hartland Abbey and Hartland Quay a 16th Century Quay with shipwreck museum, pub and Hotel, and Docton Mill Gardens. Hartland is also a famous filming location as seen in The Night Manager.

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



## DESCRIPTION

Orchard Cottage is a deceptively spacious detached bungalow, positioned to take in the fabulous surrounding views together with 3.8 acres of gardens, pasture and woodland. The current owners have made extensive improvements to the property both inside and out and have significantly increased the energy efficiency.

The accommodation is light, bright and airy comprising spacious open-plan living / dining room which enjoys views over the gardens and land, with diverse countryside and woodland views in the distance. There is a modern fitted kitchen with a range of units, utility/boot room, five bedrooms with the largest of the bedrooms previously being the garage which has been converted by the current owners into a bedroom/playroom, with stunning vaulted ceilings providing considerable and versatile space. In addition there is a family bathroom and shower room making this a wonderful family home. The property still has the potential and space to be extended, if required, subject to planning permissions.

Externally, there are two entrances, the first provides plenty of driveway parking and leads to the front of the property. The other is a wider entrance and is gives access to the land and outbuildings.

To the rear of the property is a lovely South-facing garden that wraps around the property and includes wonderful views and a separate section with raised vegetable beds, a chicken shed with a solid concrete base and greenhouse.

In addition, there is approximately 3.8 acres of level, grassed pasture and woodland including a secure fenced paddock with gates, substantial garaging/workshop with electric roller doors and water connected, which has the potential to convert into an annexe/holiday let subject to obtaining the necessary planning consent. Orchard Cottage is an ideal opportunity for anyone looking for an equestrian-style property, open space for dogs or simply to have land for privacy. Alternatively there is potential, subject to planning, to use the land for camping and caravanning or luxury glamping pods, as the area is perfectly situated between the Devon and Cornwall border to attract holiday makers. Approximate room dimensions and land boundary plan can be found on the accompanying plans.

## PROPERTY INFORMATION

Mains electricity and water.

Private drainage.

Oil fired central heating

Thermal solar panels for heating water

Multiple solar panels plus battery storage of 18.2 Kw

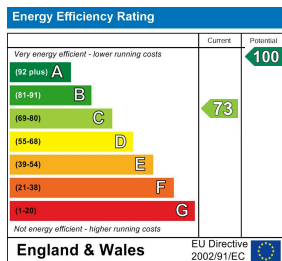
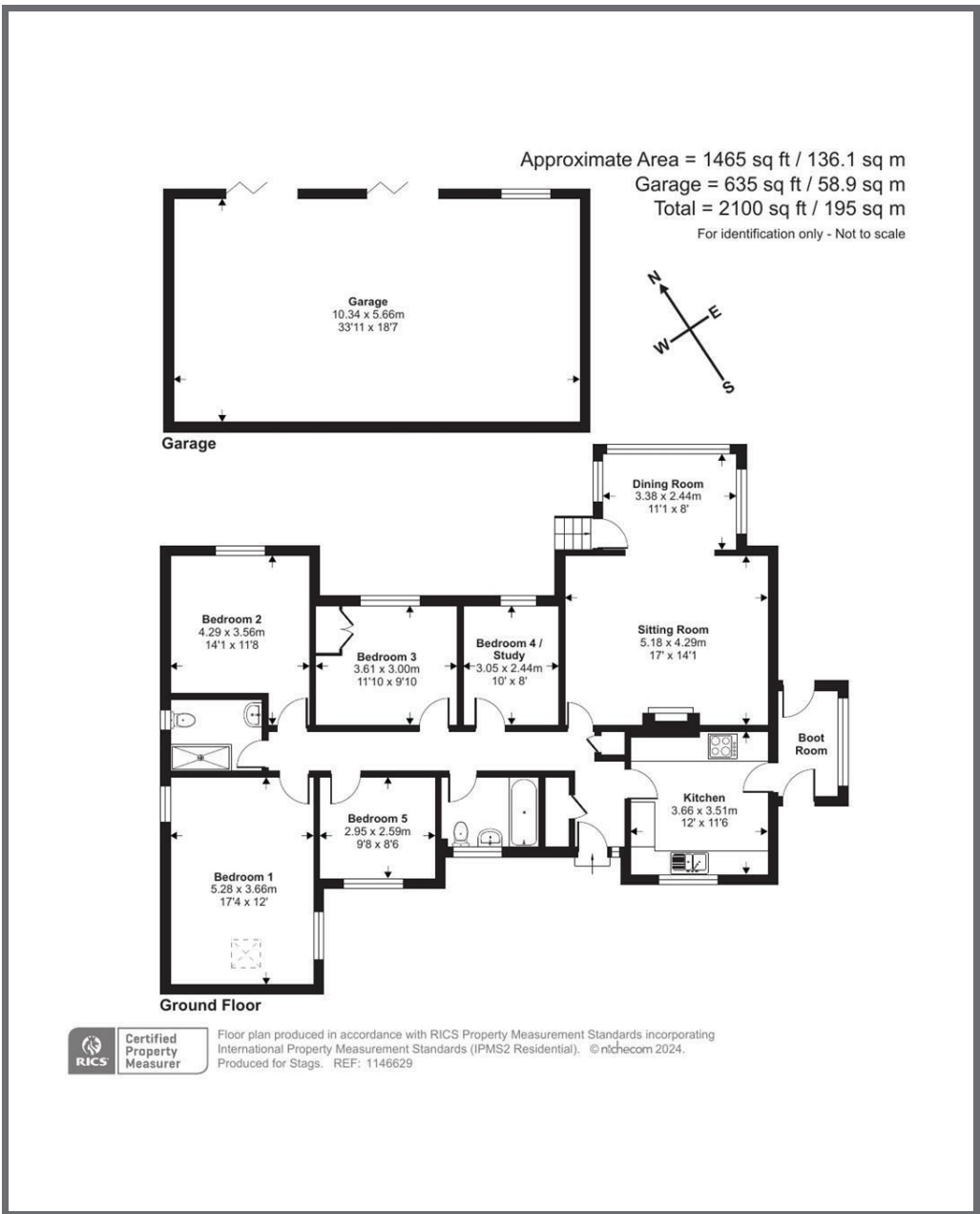
Traditional brick built with tiled roof

Grazing rights for animals on the nearby Bursden Moor,

According to Ofcom, Ultra Fast 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.



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.



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