



Apple Trees



# Apple Trees Milford

Hartland, Bideford, EX39 6EA

Hartland Village 3 miles, Bideford & Bude 15 miles, Barnstaple 25 miles.

**A detached two bedroom bungalow situated in a unique location.**

- Rare opportunity
- In need of renovating/modernisation/development
- Walking distance to the SW coastal path
- Freehold
- Truly unique location
- Generous sized plot
- No onward chain
- Council tax band C

**Guide Price £375,000**

## SITUATION

Apple Trees is idyllically situated via an unmade track which gives access down to the stunning Speke's Mill Mouth waterfall, beach and the SW coastal path. The property is in a quiet and peaceful valley and the hamlet offers wonderful coastal and inland walks together with delightful countryside, ideal for riding and cycling. Nearby Hartland village, about 3 miles away, 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, societies and an award-winning restaurant called Pattard Restaurant. Popular attractions include Hartland Abbey, The Lighthouse at Hartland Point and a 16th Century Quay with its shipwreck museum, pub and hotel.

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 with regular services to London Paddington, the Midlands, the North, Scotland and the South West.



## DESCRIPTION

Entering the market for the first time in 40 years, this is a rare opportunity to purchase a detached two bedroom bungalow situated in a unique location and is being offered with no onward chain. This is a fantastic opportunity for a new owner to put their own stamp on, and although the property is in need of updating and general modernisation, it does offer tremendous scope for potential development to create a grand designs style home subject to planning permission.

Accommodation comprises; Entrance porch entering into the living room with fireplace and window to front, inner hallway which gives access to the two bedrooms, bathroom and kitchen which includes a built in storage, worktop space, inset sink, Oil fired Rayburn and electric Stoves oven. From the hallway is also access to the rear garden.

Outside the property benefits from a generous sized plot with gardens on all sides and an attached single garage. The front is accessed via a five bar gate and is well planted with an assortment of plants, shrubs and trees for all year round colour with a paved terrace with seating. The rear garden can be accessed by either side, this is a terraced style garden which is mainly laid to lawn, is completely private and enjoys fine views of the surrounding woodland and countryside. A real haven for wildlife. There is also a block built shed and separate wood store.

## PROPERTY INFORMATION

Oil fired Rayburn.

Electric storage heaters

Private water.

Private drainage.

Traditional block construction with slate roof.

Wooden framed windows

Access via an unmade track

According to Ofcom, Ultrafast broadband is available at the property. For further information such as mobile signal please see the Ofcom website.

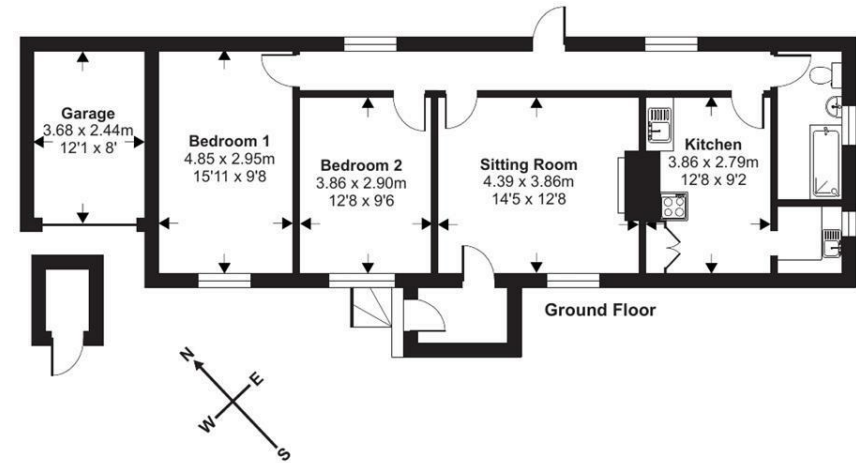


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Approximate Area = 821 sq ft / 76.3 sq m  
 Garage = 96 sq ft / 8.9 sq m  
 Outbuilding = 14 sq ft / 1.3 sq m  
 Total = 931 sq ft / 86.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>20</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030



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