



Okes Place



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Hartland, Bideford, Devon, EX39 6HD

Hartland village amenities 5 miles, Welcombe 3 miles, Clovelly 4 miles, Bideford 14 miles, Bude 11 miles

Well-maintained 4-bed detached home in edge-of-village location close to the coast with plenty of parking, flexible accommodation and great outdoor space.

- Impressive 4-Bed Detached House
- Versatile Accommodation
- Edge of Village Setting
- Close to Coast and Countryside
- Parking for Several Vehicles
- Gorgeous Gardens
- Freehold
- Council Tax Band D

Guide Price £480,000

SITUATION

Meddon is a small, unspoilt hamlet on the stunning Hartland Peninsula with open countryside in all directions. The nearby South West Coast Path is renowned for its wonderful walks, typified by steep valleys, sandy coves and beaches. Only 3 miles away is Welcombe Mouth, a quiet and tranquil beach and certainly one of North Devon's best kept secrets! The village has a good range of amenities and the bigger village of Hartland is just 5 miles away with a thriving community and an excellent range of local facilities including café, shops, Post Office, medical centre and a primary school. There are churches, a variety of clubs and societies nearby. Popular attractions include nearby Clovelly, Hartland Abbey the 16th Century Hartland Quay with its shipwreck museum, and Docton Mill Gardens. There is fishing at Tamar Lakes, 5 miles away, surf schools nearby and sandy beaches at both Westward Ho! and Bude which are both a short drive away.

The Cornish border is only a mile away and the coastal town of Bude is within a short drive, offering extensive facilities, further education establishments, banks and other amenities.

Barnstaple, with its rail connection to Exeter, is around 40 minutes and 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

Okes Place is a substantial, double-fronted, detached house which oozes personality and offers plenty of space for family to enjoy. Situated on the edge of the village of Meddon, it offers versatile accommodation and has been updated by the current owners to make the most of its internal space and attractive garden. The luxurious ground floor principal bedroom with its en suite shower room and doors to the garden would make a wonderful and private area for those looking for multi-generational living or the flexibility to accommodate guests. The low-maintenance garden is a delight and has been cleverly designed to incorporate a large seating area with pergola, potting shed and polytunnel making the most of the lovely outside space whatever the weather.

ACCOMMODATION

Impressive electric gates from the village lane give access to the drive with parking for several vehicles. Entrance porch with gable roof and front door leads to the main hallway with stairs to the first floor and access to the dual aspect Living Room, a wonderfully light space with full-height windows overlooking the lovely garden. The hall also leads to the Dining Room with Rayburn and archway to the newly fitted Kitchen, with solid wood worktops, a good range of storage units, built-in Bosch oven, hob with extractor and microwave, Neff dishwasher and American-style side-by-side fridge freezer. From the Kitchen the inner hallway has doors to rear garden, downstairs WC and large Garage with sink unit, space for white goods and boarded loft area. The inner hallway provides a sense of privacy for the Principal Suite comprising a spacious bedroom with wide sliding doors to the patio seating area, a generous Shower Room with walk-in shower, WC and basin. Door from the inner hallway to the front of the house, providing separate access.

From the main hallway stairs lead to the first floor with family shower room, two double bedrooms and one generous single bedroom, currently used as a home office, all enjoying views over the surrounding landscape.

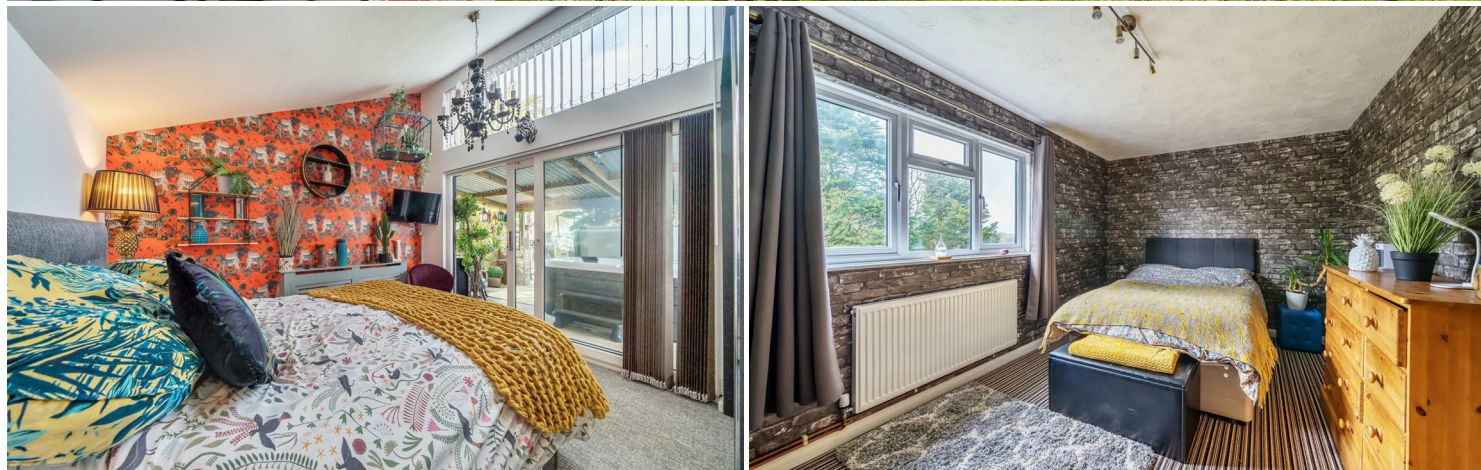
OUTSIDE

Gravelled drive to the front with garden beds and mature planting. The gardens continue to the rear of the house with seating area under a large all-weather pergola with hot tub (available by separate negotiation) leading to mature mixed planting and a productive area with polytunnel and potting shed. Clever lighting throughout the gardens adds personality and charm to the outside space.

PROPERTY INFORMATION

Oil fired Rayburn
LPG gas central heating
Mains Electric & Water
Private drainage.
Stone construction
Slate roof

According to Ofcom, Superfast 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.



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	47	
(21-38)	F		
(1-20)	G		
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

