



Dinham



Dinham

Hartland, Bideford, EX39 6DQ

Coast 2 miles, Clovelly 3.5 miles, Bideford 13 miles, Bude 15 miles

A detached bungalow enjoying a private position yet within walking distance of the village

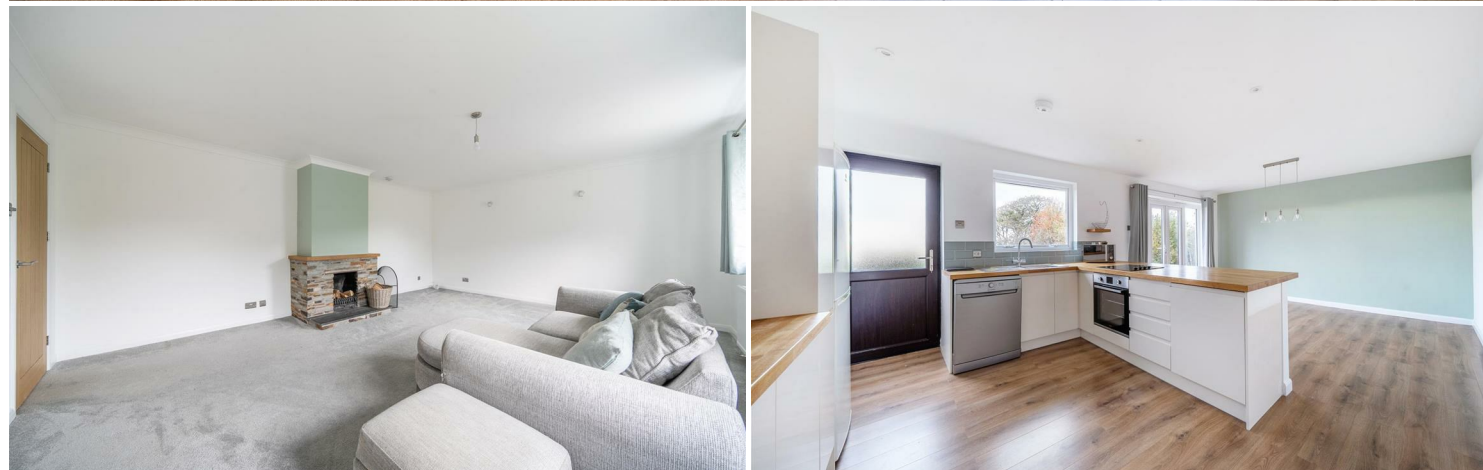
- Walking distance to the village square
- 2 Bathrooms
- Sitting Room
- Driveway parking and garage
- Freehold
- 3 Bedrooms
- Open plan Kitchen/Diner
- Private position
- Secluded gardens
- Council tax band D

Offers In Excess Of £450,000

SITUATION

The property is situated at the end of a private driveway within a short walk of the popular village of Hartland which lies close to the rugged North Cornish and Devon 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, Spekes Mill, Stanbury Mouth and 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 restaurant, 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.

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

Understood to have been originally constructed in the late 1980's this fantastic individual home is located in a private position yet within a short walk of the village square. The property has been modernised in more recent years and now offers spacious, immaculately-presented accommodation that would comfortably suit retired buyers or a growing family. Dinham is set within a generous plot offering extensive parking to the front, single garage and south-facing sunny gardens to the rear. Being offered with no onward chain.

ACCOMMODATION

The accommodation is light, spacious and has been stylishly updated by the current owners which comprises; Generous-sized sitting room with open fireplace and windows to the front, kitchen/diner with a range of modern units, breakfast bar, inset sink and oven with electric hob. Space for family-sized dining table with French doors leading out to the garden and raised decked area, enjoying countryside views. The stylish family bathroom includes tiled flooring, freestanding bath, WC, sink and walk-in double shower. All three bedrooms are doubles with the principal benefiting from a shower ensuite.

OUTSIDE

The property is accessed via private drive (shared with one other property) leading to a pillared entrance with tarmac driveway leading to the front of the property with space for three/four vehicles and a single garage. Next to the garage is a covered area, ideal for garden furniture, BBQ, surfboards etc which gives access to the rear garden. The garden is very private, south-facing and includes a raised decked area for seating and enjoying the countryside views with sea glimpses in the distance. To the rear of the garage and accessed from the garden is a utility room with plumbing for white goods, storage and built-in dog shower- perfect for those muddy wintery walks!

PROPERTY INFORMATION

All mains connected
Gas central heating
Traditional brick build
Tiled roof
Shared private road
No onward chain

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, 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.

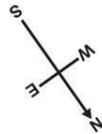


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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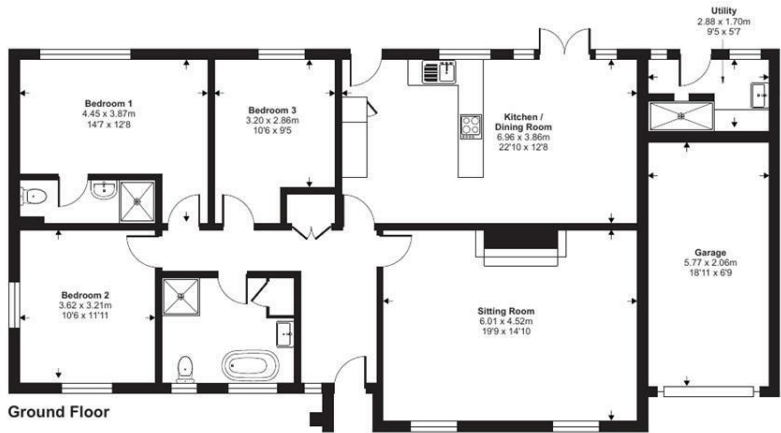
Approximate Area = 1259 sq ft / 116.9 sq m (excludes carport)

Garage = 178 sq ft / 16.5 sq m

Utility = 52 sq ft / 4.8 sq m

Total = 1489 sq ft / 138.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Stags. REF: 1214974



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