



Gramercy



STAGS

Gramercy West Ball Hill

Hartland, Bideford, Devon, EX39 6BX

A Short Walk to Daily Amenities Coast 2 miles Bideford 13 Miles

A detached house complemented by pretty gardens and parking in a desirable costal village.

- 4 Bedrooms
- 2 Reception Rooms
- Pretty Gardens
- Separate Orchard/Gardens
- Council Tax Band 'D'
- Costal Village Location
- Planning Permission to Extend
- Parking for Multiple Vehicles
- Fine Views
- Freehold

Guide Price £450,000

Situation

Gramercy is nestled in a picturesque valley, on the fringes of the much-sought after village of Hartland and only a short walk from the dramatic and beautiful North Devon coast. The village of Hartland offers a good range of daily amenities including; Post Office, pubs, award-winning restaurant, café, church, independent shops, primary school and medical centre. Hartland Abbey, the lighthouse at Hartland Point and Hartland Quay are all situated close by. North Devon is widely known for its stunning scenery and natural 'Picture Postcard' beauty, with award-winning beaches, rugged coastline, enchanting/quaint villages, lush, rolling countryside and the uncompromising beauty of Exmoor National Park. The large towns of Bideford (east) & Bude (west) both offer a comprehensive range of facilities from schooling to shopping.

The A39 bypasses the village and provides brisk passage in/out of the area. The M5 and Tiverton Parkway train station (London Paddington 1h 57m) are approx. 57 miles by car.

Description

Gramercy is a one of a small clutch of properties at the northern edge of the village, occupying an enviable position with fine views across the Abbey River Valley. The accommodation is beautifully furnished, tastefully appointed and includes 4 bedrooms, 2 reception rooms, with approved planning permission to extend the kitchen. Dating from C19 the house benefits from some period features and is of stone construction beneath a slate roof. The pretty, well-tended, mature cottage gardens complement the house beautifully and there is parking for multiple vehicles. There are additional gardens on the other side of the lane.



Accommodation

The front door opens into the ENTRANCE HALL with period tiled floor and staircase leading up and SHOWER ROOM, comprising a white suite. The double aspect SITTING ROOM, formally two rooms, currently offers comfortable seating and library areas with door to the STUDY/SNUG. The DINING ROOM with inglenook fireplace, wood burning fire, effortlessly accommodates dining for six and a raft of bespoke fitted storage. An open doorway through to the KITCHEN fitted with a range of 'sage' coloured base units/contrasting worktop over/matching wall units, insert electric hob/extractor hood over, oven, fridge/freezer 1½ bowl sink and door out to the Kitchen Courtyard. Upstairs, the landing leads to 4 bedrooms, family bathroom and door out to an elevated deck and gardens beyond. BEDROOM 1 'The Blue Room', is a double room with double aspect. BEDROOM 2 'The Red Room' a double room. BEDROOM 3 'The White Room' a double room with double aspect. BEDROOM 4, a single room. THE FAMILY BATHROOM comprising a white, 3-piece white suite.

Outside

The main gardens benefit from a southerly aspect, directly behind the house is a raised observation deck and further dining terrace, both perfect areas for seating/entertaining and enjoying unspoilt views over the Abbey River Valley. A garden path leads through the main lawn, with mature planted borders and hedging either side, accompanied by a variety of fruit trees, large shed with power/light, greenhouse and parking for multiple vehicles. The Kitchen Courtyard captures the morning sun with store/enclosed utility area opposite the kitchen.

Slightly detached from the main house, a few yards down the road is a further area of garden, affectionally known as 'The Allotment', with small orchard, productive kitchen garden, large shed, greenhouse, woodstore and mature gardens.

Services & Additional Information

Mains water & electricity / Oil-fired central heating via radiators / Drainage via private treatment plant, installed in 2021 & compliant with the General Binding Rules, shared & maintained by 3 properties total.

Broadband: 'Standard' / 'Superfast' / 'Ultrafast' available (Ofcom)

Mobile phone coverage from the major providers is 'Likely' (Ofcom)

Located in the North Devon Coast AONB

Torridge District Council - Approved Planning Application Ref:

1/0118/2024/FUL

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

Directions

Postcode: EX39 6BQ - Please note this will not take you directly to the property but approx. 110 yard to the south-west of the property. The parking is best approached from West Ball Hill.

What3Words///



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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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