The Old Chapel

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Higher Clovelly, Devon, EX39 5SA

Clovelly 2.7 miles Hartland 3 miles Bideford 11 miles

A large, former Methodist Chapel, offering spacious accommodation and stunning views, with approx. 8.67 acres.

- 8.67 Acres
- 4 Double Bedrooms
- Farmhouse Kitchen/Breakfast Room
- Large Roof Terrace
- Council Tax Band 'Exempt'
- Stunning Coastal Views
- 3 Receptions Rooms
- No Onward Chain
- Parking and Double Garage
- Freehold

Guide Price £895,000

Situation

The Old Chapel is situated at the edge of the hamlet of Higher Clovelly, above the famous village of Clovelly, a beautiful 14th-century harbour village, renowned for being privately owned and having no automobile access (meaning goods are brought down via sledge), cobblestone alleys and whitewashed cottages. It is easy to understand why it is one of the most visited villages in the UK. Close by is the rugged coastline of North Devon and Cornwall, famed for its many Areas of Outstanding Natural Beauty, cliff-top walks and safe bathing beaches. Nearby popular beauty spots include Welcombe, Peppercombe Beach, Hartland Quay, Stanbury Mouth and Bucks Mills. 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.

The area 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 is a short distance away and provides brisk passage in and out of the area. The M5 and Tiverton Parkway train station (London Paddington 1h 57m) are approx. 57 miles by car.

Description

The Old Chapel occupies a commanding position, allowing for enviable, unobstructed and far-reaching views across the rugged coastline and the Bristol Channel. Once a former Methodist Chapel, serving the local community, the property has been sympathetically converted into a bespoke and spacious family home. Inside, the house offers versatile and modern accommodation, whilst embracing the ecclesiastical vernacular of its past. Outside, the house is complemented by a gated driveway and parking, large, low-maintenance, level gardens and land, approx. 8.67 acres in total. The property is currently a successful holiday let and is being offered for sale for the first time in 20 years, with no onward chain.

Accomodation

The front door is set within a beautifully crafted, bespoke, oak and glass open porch, leading to the ENTRANCE HALL and door to the large, MAIN HALL with spiral staircase leading to the mezzanine, door to dining room and door to the impressive SITTING ROOM, enjoying a triple aspect, vaulted ceiling, impressive raised-hearth multifuel stove, with split mezzanine level above. The DINING ROOM comfortably hosts a large table, enjoys a triple aspect, with a staircase leading up and door to the spacious, farmhouse KITCHEN & BREAKFAST ROOM, fitted with a comprehensive range of units and appliances, with space for a dining table, door to rear courtyard/deck and door to the UTILITY ROOM, fitted with a range of units, 1½ bowl sink, space/plumbing for white goods, CLOAKROOM with basin and WC and door to the attached, large DOUBLE GARAGE.

The staircase to the FIRST FLOOR opens to the GALLERIED LANDING and the impressive MEZZANINE living room, with double aspect, spiral staircase down and ornate balustrade, overlooking the main sitting room. The double aspect MASTER BEDROOM features double doors opening to a large balcony/terrace with far-reaching views, ensuite bathroom and a bank of fitted wardrobes. BEDROOM 3 is a double room, with ensuite shower room and fitted wardrobe. On the SECOND FLOOR, there are two further double bedrooms and the FAMILY BATH/SHOWER ROOM.

Outside

The property is set back from the road behind a pretty, Devon bank and imposing pillars with double gates, opening to the large driveway, leading around the house, offering parking for multiple vehicles. At the back of the house there is a sheltered courtyard and deck with external boiler room and staircase up to the large, elevated dining terrace. The front of the house is laid to gravel, with ease of maintenance in mind and the large, level, lawned gardens are very useable but also offer a blank canvas. The land extends to the north of the house, towards the coast, and is currently left to nature and is bountiful in wild grass, rushes and sedge but could be turned to pasture or an alternative use, if desired. A large pond at the southern edge provides a natural water source.

Services & Additional Information

Services: Mains electricity and water. Private drainage (septic tank) and oil-fired boiler, providing central heating/water.
Broadband: 'Standard' is available (Ofcom) Please check with chosen provider.
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Variable (Ofcom). Please check with chosen provider.

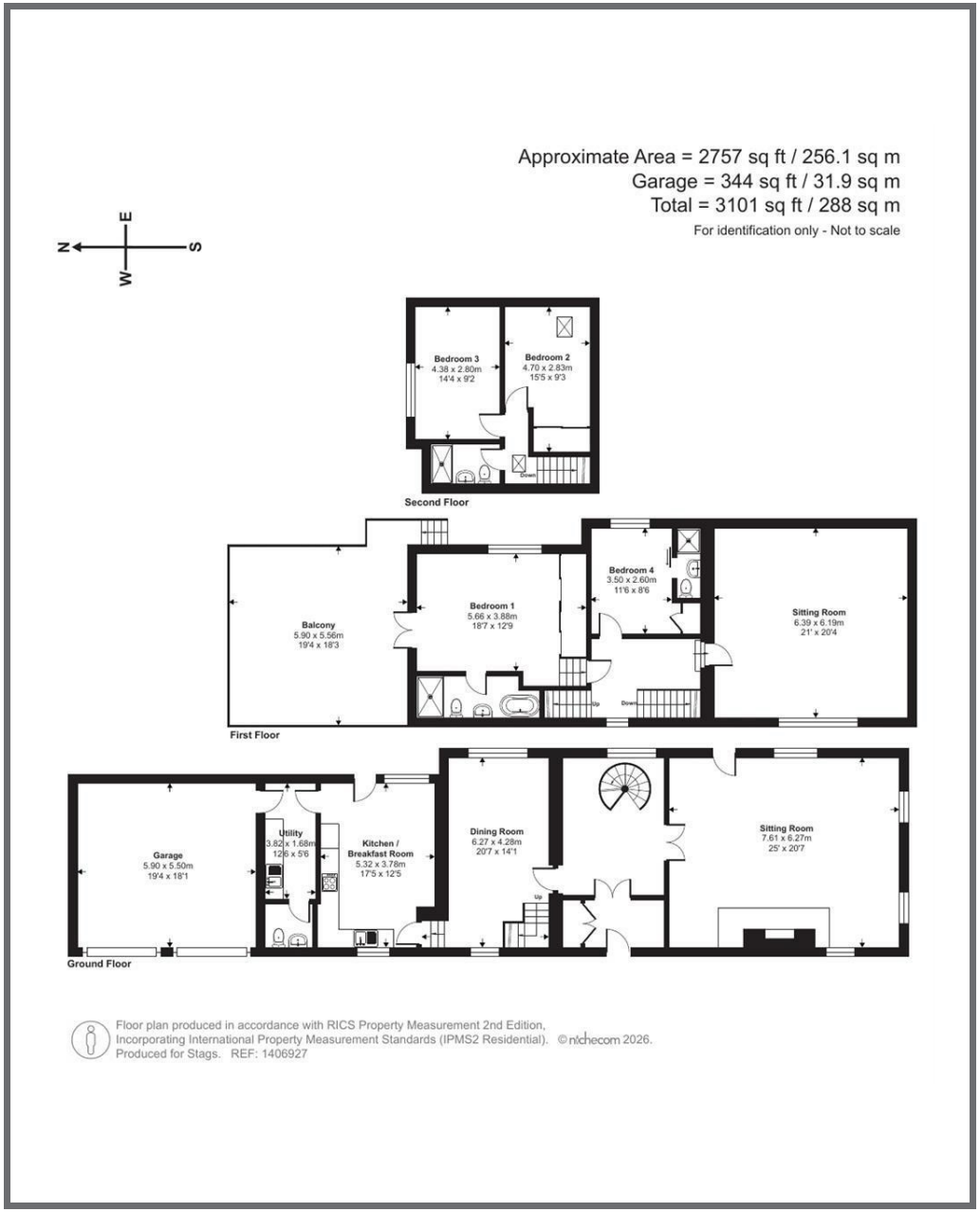
Viewings

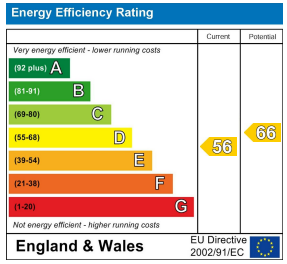
Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

If approaching from the east, after passing over the Torridge Bridge, continue straight over the Haywood Roundabout, continue on the Atlantic Highway (A39), for approx. 10 miles, turn right, signed 'Hartland / B3248', follow this road for approx. 0.5 miles and the property will be found on the right.
What3words//////districts.bedrooms.moving
Postcode: EX39 5SA (Not to be relied upon).

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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