



64 The Square



Within Hartland village, Hartland Quay 2.5 miles, Bideford 13 miles, Bude 22 miles.

A charming and deceptively spacious, attached period home located in the heart of the popular village of Hartland.

- Attached period home
- Four bedrooms
- Extensive south facing garden
- No onward chain
- In the heart of the village
- An ideal principal residence or holiday home
- Fine countryside views
- Freehold
- Council tax band C

Guide Price £350,000



SITUATION

64 The Square is situated in the heart 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 (AONB), with breathtaking cliff top coastal walks on the South West Coastal Pathway (The Salt Path) and safe bathing beaches. Nearby popular beauty spots include Welcombe Mouth and Hartland Quay, Stanbury Mouth, Bucks Mills. Hartland village has a thriving community with an excellent range of local amenities including cafe, shops, fish and chip shop, Post Office, pubs, medical centre and primary school. There are churches, a variety of clubs and societies and an award-winning restaurant, Pattard. 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 (BBC) and Rebecca (Netflix).

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 with access to the M5 (Junction 27) via A361 link road 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

Offered to the market with no onward chain, this attractive four-bedroom terraced home provides spacious and flexible accommodation arranged over two floors. Ideally suited to modern family living or those seeking a peaceful retreat, it is situated in one of North Devon's most desirable villages.

ACCOMMODATION

This generously proportioned home is arranged over two storeys and offers well-balanced, versatile living space. The ground floor features a welcoming sitting room with a bay window to the front and a charming wood-burning stove. This flows seamlessly into a flexible room that could serve as a second reception area, study, or home office. The kitchen/dining room is a sociable and well-appointed space, fitted with an array of matching cupboards and drawers, solid wood worktops, a traditional AGA, and a Belfast sink positioned beneath a window with delightful views. There is ample space for a dining table and chairs, making it ideal for family meals or entertaining guests. A practical utility/boot room provides space and plumbing for all essential white goods and offers direct access to the garden – perfect for shedding muddy boots and hanging coats. Adjacent to this is a convenient downstairs WC.

Upstairs, the first floor comprises three double bedrooms and one single bedroom, along with a shower room and a separate WC.

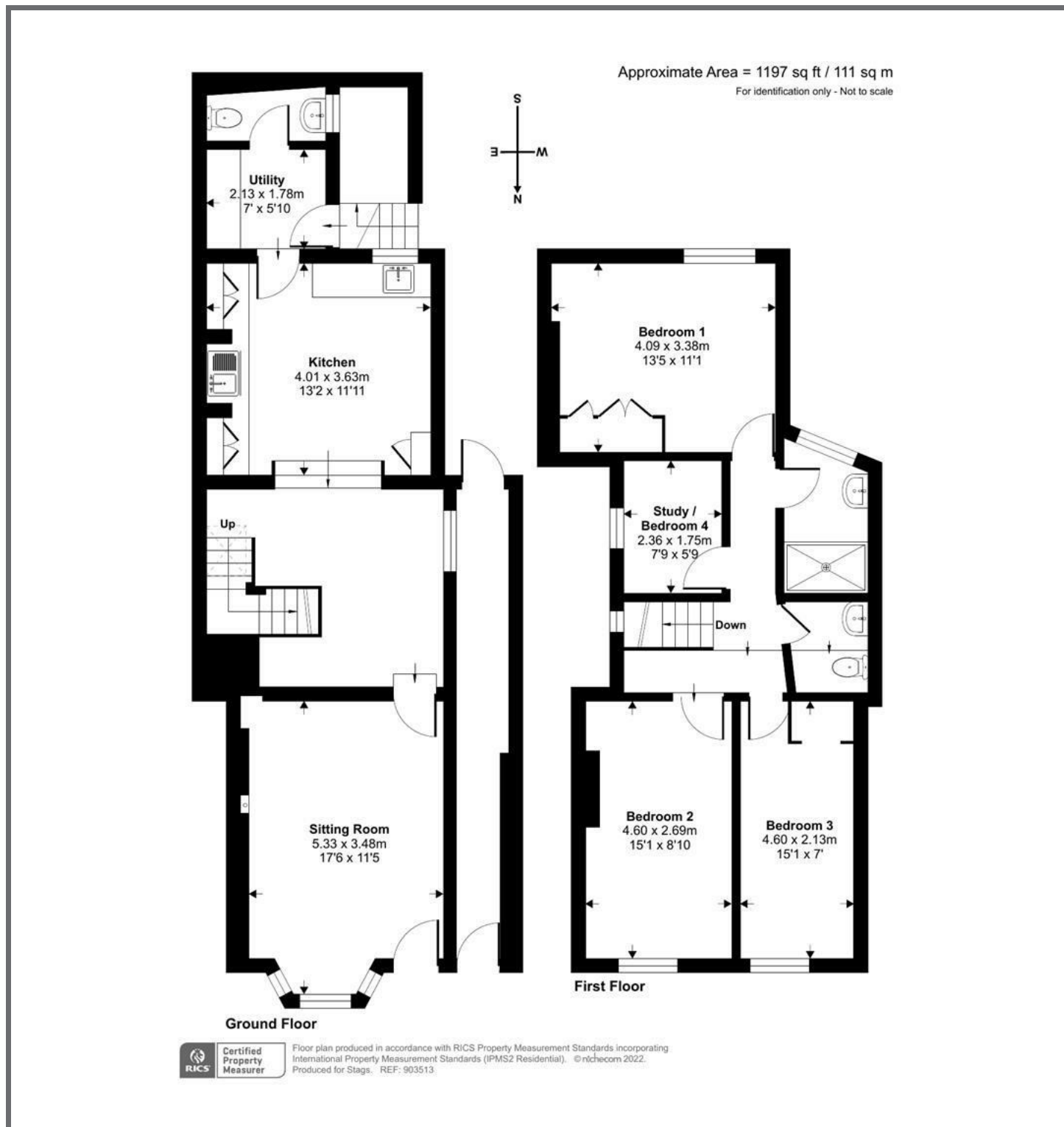
OUTSIDE

The rear garden is larger than expected and includes a level area of patio, garden shed/workshop, and steps that descend to a terraced garden with areas of lawn, eventually reaching the bottom where a lovely, peaceful and secluded seating area looks out onto open fields and countryside. For added ease of access to the garden, there is a lockable side passage that connects to the front of the property.

SERVICES

Mains water, electric and drainage. LPG central heating





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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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