56, Fore Street

STAGS

56, Fore Street

Hartland, Bideford, Devon EX39 6BD

Within Hartland village Hartland Quay 3 miles Bideford 14 miles Bude 15.5 miles.

A spacious, recently renovated house, with walled gardens set at the heart of a desirable village.

- Renovated Throughout
- Spacious Kitchen/Dining/Living Room
- Walled Gardens
- 2 Small Outbuildings
- Freehold
- 3 Double Bedrooms
- Sitting Room
- Independent Rear Access
- No Onward Chain
- Council Tax Band 'C'

Guide Price £310,000

Situation

Set within the village of Hartland, 56 Fore Street is a charming period home with character, space and beautiful gardens. The village 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 form schooling to shopping.

The A39 is a short distance away 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

56 Fore Street is a spacious period property that has undergone a recent, impressive and complete renovation, combining modern convenience with period details and character. The house enjoys a southerly aspect and benefits from a large kitchen/dining room, complete with a vaulted ceiling, creating a contemporary family living space, as well as a formal sitting room and three double bedrooms. The house is complemented by a large, secure, walled garden, with two brick/stone sheds/buildings, and independent rear access. The property is available immediately and is offered for sale with no onward chain.

Accommodation

Set within an open porch, the front door opens into the ENTRANCE HALL, with a part-glazed, stained-glass door opening into the HALLWAY, with an area for hanging coats, a staircase leading up, and a door to the SITTING ROOM, with a large bay window and inglenook fireplace with a wood-burning fire on a slate hearth, with fitted cupboard/shelving either side. The large KITCHEN & DINING ROOM combine to create an impressive and spacious contemporary family living space, with beautiful flagstone flooring throughout. The room accommodates a seating area with sofas and a family dining table, focused around an inglenook fireplace with inset wood-burning fire on a raised slate hearth. A large flat arch opens to the kitchen, with vaulted ceiling and Velux windows, complete with a stylish and contemporary range of fitted and freestanding grey units, contrasting light worktops and open shelving. Appliances include a freestanding 5-ring Smeg range cooker, Bosch dishwasher and stainless-steel sink. There is a door to a utility cupboard, offering space and plumbing for white goods and fitted shelving, a part-glazed door to the hallway, and a door to the courtyard and gardens.

The staircase leads up to a CLOAKROOM with WC, basin and heated towel rail. The FAMILY BATHROOM has a double aspect, including a Velux window, and is fitted with a bath with rainfall shower over and basin. Stairs lead up to a tall, galleried landing and three bedrooms. BEDROOM 1 is a spacious double room with a southerly aspect. BEDROOM 2 is a double room with a southerly aspect. BEDROOM 3 is a double room with an inset wardrobe/cupboard.

Outside

The house is set behind a capped low wall and pretty, ornate iron railings, with a gate and path leading to the porch and gravelled courtyard. At the back of the house, there is a small courtyard, with an open outside shower and steps leading up to the gardens and 'Plant Room', housing the biomass boiler (wood pellet) and hot water cylinder. The garden is bordered on either side by stone walls and is predominantly laid to lawn, with planted borders and some mature trees. At the top of the garden, there are two outbuildings: a brick/block potting shed with a large window and power/light, and a stone woodstore. A gateway opens to a pathway (owned), leading to School Lane and allowing independent 'pedestrian' access.

Services & Additional Information

Services: Mains drainage, water and electricity. Biomass boiler (wood pellet) suppling hot water and central heating.
Broadband: 'Standard', 'Superfast' and 'Ultrafast' 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.
Please note: The property possesses a flying freehold over a neighbouring property.

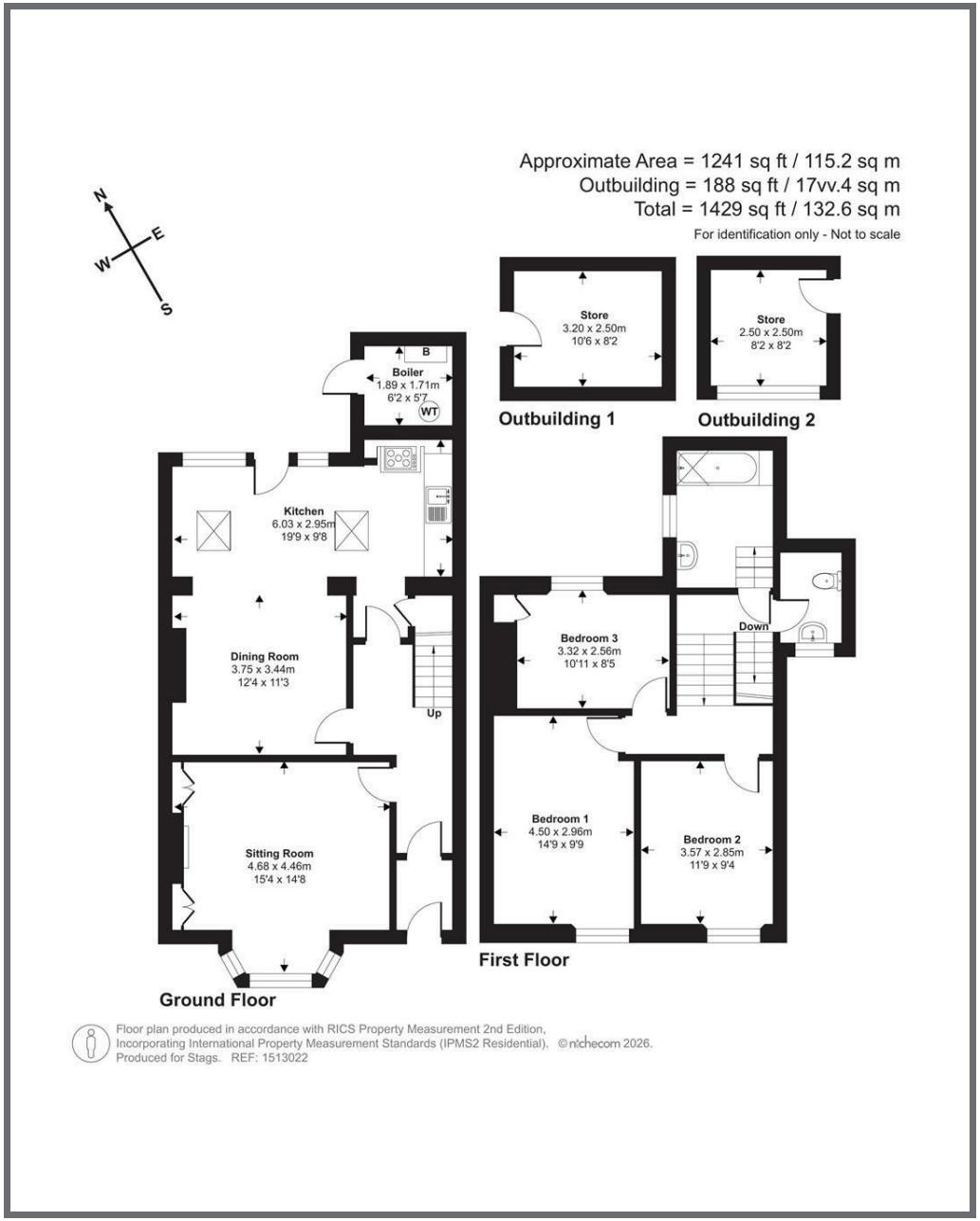
Viewings

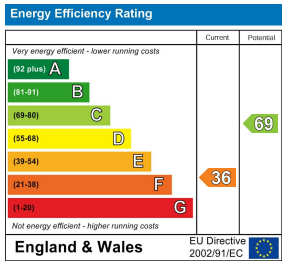
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

If approaching from the east, after crossing the Torridge Bridge, continue straight over Heywood Roundabout onto the Atlantic Highway (A39). Continue for approximately 10 miles to Clovelly Cross Roundabout, take the 1st exit and remain on the A39. Continue for approximately 0.3 miles, then turn right, signed 'Hartland/B3248'. Follow the road for approximately 3.5 miles, and the property will be found on your right.
Postcode: EX39 6BD (Not to be relied upon)
What3words: ///gadget.midwinter.identity

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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