

STAGS

The White House

Hartland, Bideford, Devon, EX39 6AD

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

A exceptionally spacious home complemented by gardens and parking in a coastal village.

- 4 Bedrooms
- Open Countryside Views
- Utility Room
- Pretty Gardens
- Freehold
- 4 Reception Rooms
- Modern Kitchen
- 2 Bath / Shower Rooms
- Parking for Multiple Vehicles
- Council Tax Band 'E'

Guide Price £480,000

Situation

Set within the village sought-after village of Hartland, The White House is a large, detached house, complemented by pretty gardens and parking. Hartland offers a fantastic 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

A former 'Police House', The White House is now a large, detached, family home offering incredibly versatile, spacious and well-appointed accommodation. The house is situated perfectly with its grounds, located towards the eastern side of the village and less than 2 miles from picturesque and unspoilt coastline. The versatile and well-considered accommodation includes; a large living room with doors out to an elevated terrace, 3 further reception rooms, modern kitchen, boot room, utility room, 4 bedrooms and 2 bath/shower rooms. The 'useable' and pretty gardens offer privacy and security, complemented by a driveway and parking for multiple vehicles.







Accommodation

The part-glazed front door opens into the ENTRANCE HALL and further door to the main HALLWAY with staircase leading up, open doorway to the useful BOOT ROOM and door to the LIBRARY & MUSIC ROOM, with fitted book-shelving and ornate, corner fireplace. The incredibly spacious, triple-aspect, LIVING ROOM offers two seating areas, the first, focused around the inglenook fireplace with multi-fuel fire, on a tiled hearth and a further seating area, with twin, glazed doors opening to an elevated terrace, with glass balustrade and fine views over the garden and open-countryside beyond. The KITCHEN is fitted with a comprehensive range of light, modern, units with light quartz worktop, matching wall units and a dresser/display unit, appliances include; Belfast sink, inset, electric Bosch hob and inset twin oven/grill. fridge freezer. An open doorway links to the DINING ROOM with space for a family dining table and further door to the UTILITY ROOM, with fitted units/worktop over, 1½ bowl sink, space/plumbing for white goods, wall-mounted boiler and door opening to the back gardens.

Upstairs there are 4 bedrooms and 2 bath/shower rooms. BEDROOM 1 is a large, room, with double aspect. BEDROOM 2, a large room with double aspect, inset wardrobe/cupboard and fireplace. BEDROOM 3 is a double room with door to shelved airing/linen cupboard. BEDROOM 4 accommodates a double bed. with door to airing/linen cupboard The FAMIY BATHROOM is fitted with a modern 4-piece, white suite, comprising; large bath, shower, basin, WC and heated towel rail. The SHOWER ROOM comprises; shower room, basin, WC and heated towel rail.

Outside

The house is set back from the road behind a grass verge, pretty Devon bank and hedging, with driveway parking, accommodating multiple vehicles. The front lawn wraps around to the western side of the house, with LPG tank on the eastern side. The 'family-friendly', main gardens, situated at the back of the house, enjoy both privacy and security and are predominantly laid to lawn with tall, borders, comprising a variety of mature trees and thick hedgerows. There are a variety of other mature, planted beds, borders and fruits, including apple and plum. Steps lead up to an impressive, elevated, wooden terrace, with glass balustrade, also accessible directly from the living room, allowing g wonderful views over the gardens and scenic countryside beyond. This is a useful, large composite, garden shed, with twin doors.

Services & Additional Information

Services: Mains:Electricty / Water / Drainage. LPG providing heating & hot water.
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 - Good (Ofcom). Please check with chosen provider.

Agents Note

Please be aware that spray foam insulation is present in the main roof space, comprising of both 'open-cell' and 'closed cell', on separate elevations. The roof space and insulation have been inspected by a highly regarded, Chartered Building Surveyor and engineer and in line with current guidance, it is recommended that the polyethene insulation be removed. The obligation (if desired), to remove the insulation would rest with the purchaser, please be aware that some UK mortgage providers may not lend against properties with 'spray foam' insulation present.

Viewings

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

Directions

Postcode: EX39 6AD (Not to be relied upon)
What3words: ///shorter.tonal.emeralds







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.



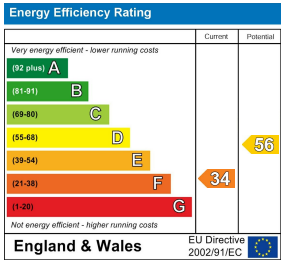
Approximate Gross Internal Area 1878 sq ft - 174 sq m
Ground Floor Area 1112 sq ft – 103 sq m
First Floor Area 766 sq ft – 71 sq m



Ground Floor

First Floor

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