

AUTUMN HAZE

LITTLEHAM, BIDEFORD, DEVON, EX39 5HW

£360,000

Embrace the charm of traditional village living at Autumn Haze, where a welcoming community, a traditional village pub and an active village hall combine to create an appealing setting for a more relaxed pace of life.

With the Crealock Arms offering a friendly place to enjoy a drink or meal, alongside village hall activities and community events, Littleham retains a genuine sense of village spirit.

Within this attractive setting, Autumn Haze is a spacious detached home offering three double bedrooms, generous living accommodation, gardens to enjoy and the added financial attraction of a solar panel installation benefiting from a generous feed-in tariff.

A spacious reception hall creates a welcoming first impression, leading into the dining area which opens through to the lounge, forming a natural flow between the two reception spaces. Ideal for relaxed family meals, entertaining friends or simply unwinding at the end of the day, the lounge also benefits from a wood burning stove - perfect for cosy evenings - and patio doors opening onto a rear courtyard, creating an inviting connection between indoor and outdoor living.

The kitchen/breakfast room provides further space for everyday life, complemented by a separate utility room offering welcome practicality.

Upstairs, three well-proportioned double bedrooms provide comfortable accommodation for family, guests or those working from home, served by a well-appointed shower room.











Outside, gardens immediately surround the property, offering a variety of spaces to enjoy throughout the seasons. A further garden to the left of the oversized garage provides an additional retreat, with a winding pathway leading to a raised patio enjoying a pleasant outlook, alongside a lawned area ideal for gardening, relaxing or summer entertaining.

Driveway parking and an oversized garage with an electric door add further convenience, making access easy while providing useful space for vehicles, storage and hobbies.

An especially appealing feature is the photovoltaic solar panel installation, which benefits from a generous feed-in tariff, offering the potential for ongoing payments from eligible electricity generation. Oil-fired central heating and uPVC double glazing complete the practical features.

Combining the appeal of village life with spacious accommodation, versatile reception areas and gardens offering room to relax outdoors, Autumn Haze presents an opportunity to enjoy a welcoming community lifestyle, with the added benefit of an established solar feed-in tariff.

NEED TO KNOW

Services: Mains electricity, water & drainage. Oil fired central heating . PV solar panels with feed-in tariff
Energy Performance Certificate (EPC): C (80)
Council Tax: Band D (£2,618.24 per annum)

What3Words: define.pipes.bounty















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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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