Gorrans Down

Hartland, Bideford, Devon EX39 6EG

Guide Price

£599,950



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A Charming Thatched Cottage With Tremendous Views In A Private Rural Location

Gorrans Down, Hartland, Bideford, Devon EX39 6EG



Gorrans Down is a charming three/four-bedroom Grade II listed Devonshire thatched cottage, believed to date from the early 17th Century, occupying a delightful rural setting on the fringes of the picturesque village of Hartland.

Constructed from traditional cob and stone beneath a recently reinstated reed-thatched roof, the cottage beautifully blends historic character with modern comfort. Period features include inglenook stone fireplaces, exposed oak beams and a mix of tiled and carpeted flooring throughout.

The principal entrance is approached via an attractive front portico, where a stained oak door opens into the welcoming sitting room. From the moment you step inside, the cottage's wealth of character and meticulous presentation are immediately apparent. A secondary entrance, favoured by the current owners, leads into a practical breakfast/boot room, perfectly suited to country living.

The sitting room centres around a striking stone fireplace with an impressive wood-burning stove, creating a warm and inviting atmosphere. Tasteful décor and painted windows further enhance the room's appeal. From here, stairs rise to the first floor, while a rear lobby provides access to the garden, a hobby room and a beautifully refurbished bathroom featuring a freestanding roll-top bath

The spacious dining room, extending to over 18 feet, features a second fireplace with a wood-burning stove and adjoins a well-appointed solid wood kitchen with a useful utility room. A versatile study completes the ground floor and could equally serve as a fourth bedroom.

The first floor offers three well-proportioned bedrooms. Unusually spacious for a period cottage, the two principal bedrooms are particularly generous, while the third comfortably accommodates a double bed, making it ideal for family or guests.

Outside

Set within approximately 0.23 acres of beautifully established gardens, Gorrans Down enjoys generous parking to both the front and side, together with a detached garage. A particular feature of the property is the ownership of part of the historic drove track, which provides additional parking, space for keeping chickens, and access to the private well that supplies water directly to the house.

Occupying a delightful position within its plot and bordered by quiet country lanes, Gorrans Down enjoys a wonderful sense of privacy and tranquillity. To the front, a manicured lawn is framed by traditional Devon bank boundaries and complemented by the property's boules pitch. Parking is available across the lane, where the entrance to the old drove track is located. This area currently provides further parking and space for poultry, while the track itself leads to the property's private well.

The rear gardens are a standout feature, having been thoughtfully landscaped to maximise the breath-taking coastal and countryside views. A superb alfresco entertaining terrace and hot tub create the perfect setting for relaxation, complemented by attractive patio areas, raised vegetable beds and beautifully stocked flower borders. At the lower end of the garden, a detached garage is accompanied by further parking, completing this exceptional outdoor space.

DIRECTIONS

From Bideford Town, head west on the A39 Atlantic Highway towards Bude. At Clovelly Cross, continue on and then take the second right turn towards Hartland. At the top of the hill the road bends to the right and the entrance to the property will be seen at the Gorrans Down Crossroads with parking allocated at the side of the lane.






BT
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Situation

Located just two miles from the sought-after village of Hartland, Gorrans Down enjoys a peaceful setting within easy reach of the spectacular North Devon and North Cornwall coastline. Renowned for its dramatic scenery, the area boasts numerous Areas of Outstanding Natural Beauty, offering stunning cliff-top walks, unspoilt countryside, and a selection of safe, sandy beaches.

The surrounding coastline is home to a number of well-known beauty spots, including Welcombe Mouth, Hartland Quay, Speke's Mill and Bucks Mills, all providing excellent opportunities for outdoor recreation and exploration.

Hartland itself is a vibrant and welcoming village with a strong community spirit and a wide range of everyday amenities. These include local shops, a Post Office, cafés, traditional pubs, a medical centre and a primary school. The village also benefits from several churches, numerous clubs and societies, and the highly regarded Pattard Restaurant.

The area offers an array of attractions and places of interest, including the historic Hartland Abbey, Hartland Point Lighthouse, Docton Mill Gardens and the picturesque 16th-century Hartland Quay, which features a shipwreck museum, hotel and public house.

For a broader range of shopping, leisure and educational facilities, the market towns of Bideford and Bude are both within approximately 15 miles. Barnstaple, North Devon's principal commercial centre, can be reached in around 45 minutes by car. The M5 motorway at Junction 27 and Tiverton Parkway railway station are approximately 90 minutes away, providing convenient transport links and regular rail services to London Paddington, the Midlands, the North of England, Scotland and the South West.

Tenure - Freehold
Services - Mains electric, LPG central heating and private drainage and water.
Council Tax - Band D





VIEWING

By appointment through Phillips, Smith & Dunn Bideford Office 01237 879797 Or, outside of usual office hours contact Edward on 07772363674

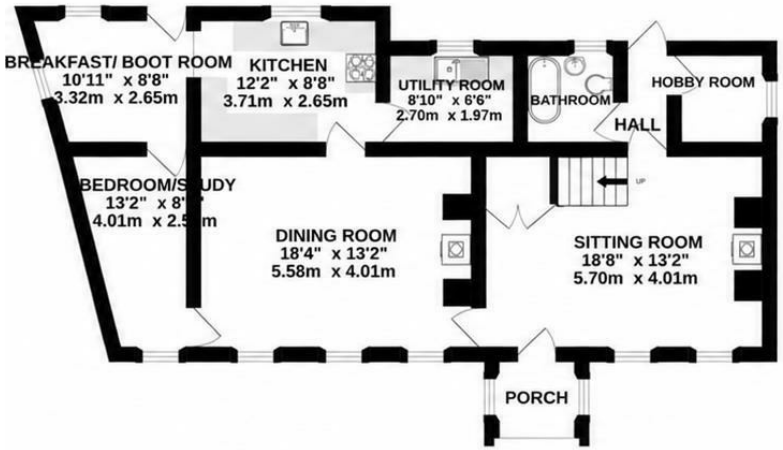


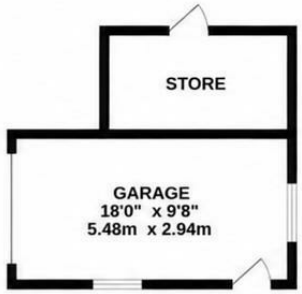




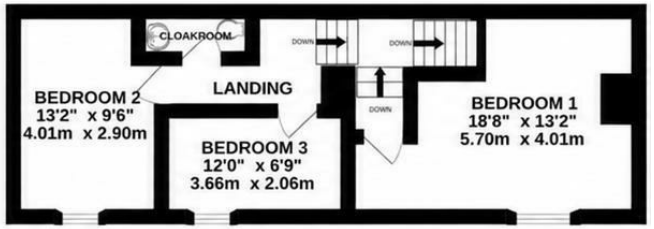


GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.





1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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