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DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may, however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

BRITISH PROPERTY AWARDS 2017 ★★★★★ GOLD WINNER ESTATE AGENT IN BUDE

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BRITISH PROPERTY AWARDS 2019 ★★★★★ GOLD WINNER ESTATE AGENT IN BUDE

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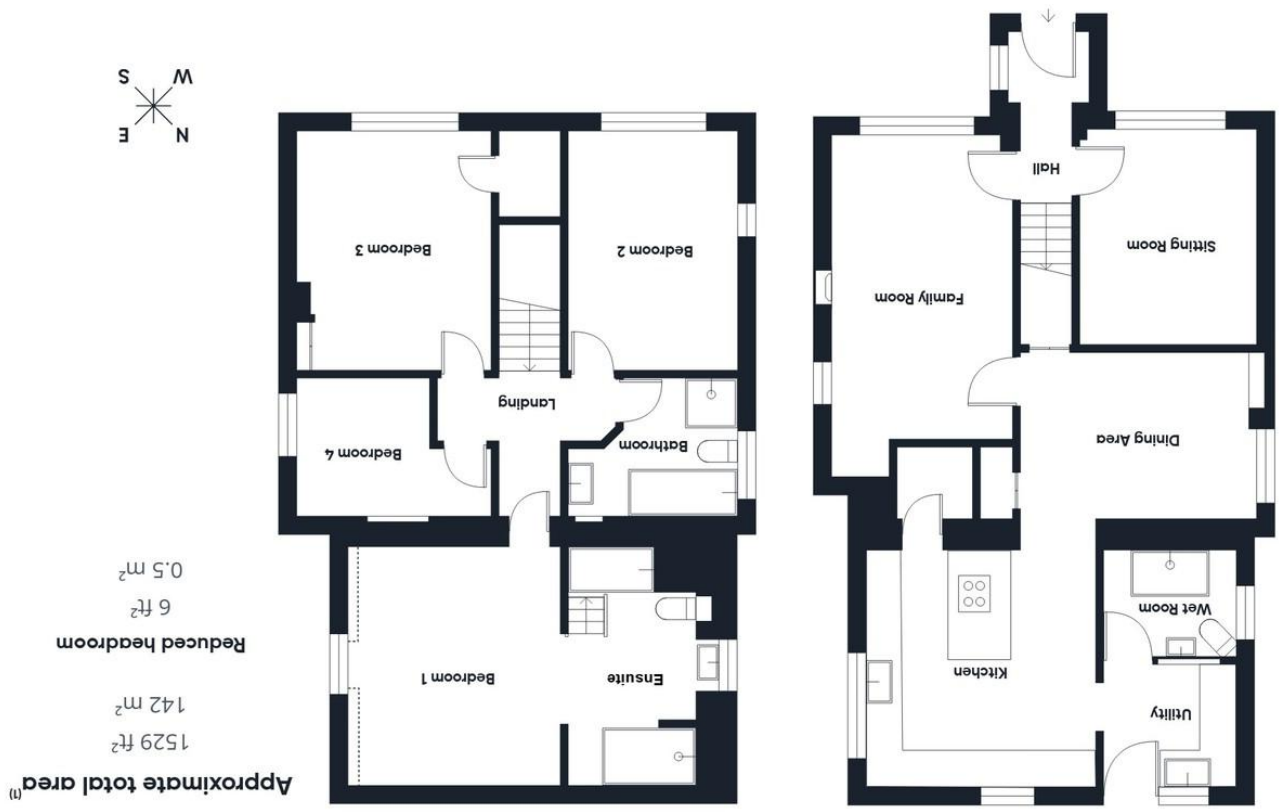
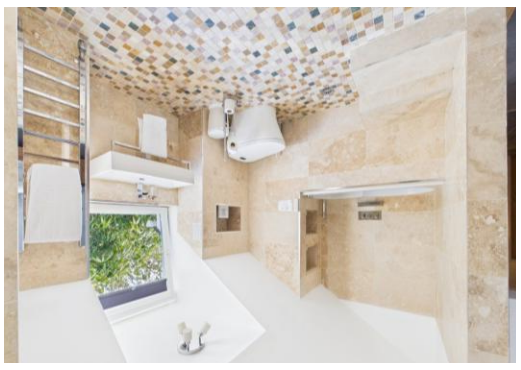
Bude, Cornwall
EX23 8BB



Approximate total area(1)
1529 ft²
142 m²

Reduced headroom
6 ft²
0.5 m²



The Property Professionals...

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Hope Cottage , East Ball Hill

Hartland, Bideford, Devon , EX39 6BU

Price £350,000

- Attractive detached period property
- Located on the edge of Hartland village, with its local shopping amenities, schools and pubs
- Sitting room with wood burner, family room, dining room, kitchen and utility
- Four bedrooms, ensuite to principal, family bathroom and ground floor wet room
- South aspect gardens and off road parking. No onward chain

The property professionals

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BRITISH PROPERTY AWARDS 2019 ★★★★★ GOLD WINNER ESTATE AGENT IN BUDE

Hope Cottage , East Ball Hill

Hartland, Bideford, Devon , EX39 6BU

Price £350,000

Hope Cottage is a charming detached period home set on the edge of the highly sought-after village of Hartland. Known for its strong sense of community and excellent local amenities—including shops, schools, and welcoming pubs—the village offers a wonderful balance of convenience and character. Just two miles from the stunning coastline, the property also provides easy access to scenic coastal walks right from the doorstep.

Inside, the home is beautifully presented and thoughtfully arranged. A welcoming entrance porch and hallway lead through to a cosy sitting room with a wood burner, complemented by a separate family room, also featuring a wood burner, dining room, kitchen with solid wood units and granite worktops, utility room and a ground floor wet room.

Upstairs, the property offers four bedrooms. The principal bedroom benefits from a stylishly appointed ensuite, while the remaining bedrooms are served by a well-finished family bathroom.

Outside, the south-facing gardens to the front are mainly laid to lawn, providing a sunny and peaceful setting, along with off-road parking. Offered with no onward chain.

PORCH
5' 2" x 4' 4" (1.57m x 1.32m) Entering via a wooden framed double glazed door to the entrance porch with a UPVC double glazed window to the side elevation, slate tiled flooring and leading to:-

HALL
Staircase ascending to the first floor, slate tiled flooring and doors serve the following rooms:-

SITTING ROOM
12' 1" x 10' 1" (3.68m x 3.07m) A South aspect reception room with UPVC double glazed window to the front elevation overlooking the gardens. Picture rail, fireplace with slate hearth, wood mantle and wood burner, slate tiled flooring and radiator.

FAMILY ROOM
17' 2" x 10' 1" (5.23m x 3.07m) A bright and spacious dual aspect reception room with UPVC double glazed windows to the front and side elevations. Picture rail, brick fireplace surround with slate hearth and wood burner, fitted storage cupboard, slate tiled flooring and radiator. Door to:-

DINING ROOM
13' 00" x 9' 4" (3.96m x 2.84m) UPVC double glazed window to the side elevation , shelving recess, door to under stairs storage cupboard, door to larder cupboard with shelving, slate tiled flooring and radiator.

KITCHEN
13' 6" x 12' 9" (4.11m x 3.89m) UPVC double glazed windows to the rear and side elevations, inset lighting, feature pendant light and slate tiled flooring with underfloor heating.

The kitchen is finished with a range of matching solid wood wall and base units with fitted granite worksurface with matching up stands, under mounted porcelain double sink with mixer tap. Inset induction hob with extractor canopy, integrated electric double oven, integrated dishwasher and integrated fridge and freezer. Door to cupboard housing, the pressurised hot water cylinder, shelving, consumer unit and solar panel controls.

UTILITY ROOM
7' 6" x 6' 8" (2.29m x 2.03m) UPVC double glazed door and window to the rear elevation and slate tiled flooring with underfloor heating.

The utility is finished with a range of matching solid wood wall and base units with fitted worksurface, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and space for tumble dryer.

FIRST FLOOR
Radiator and loft hatch access. Doors serve the following rooms:-

BEDROOM ONE
12' 00" x 11' 5" (3.66m x 3.48m) A bright and spacious principal double bedroom with UPVC double glazed window to the side elevation, part vaulted ceiling, range of fitted wardrobes and radiator. Leading to:-

ENSUITE
13' 6" x 6' 10" (4.11m x 2.08m) A well appointed ensuite with UPVC double glazed window to the side elevation, attractive travertine tiled walls and mosaic tiled flooring with underfloor heating. Sit in bath with wall mounted waterfall tap, shower area with integrated seat, soak head shower and separate hand attachment, wall hung wash and basin with waterfall tap and a Washloo smart toilet.

BEDROOM TWO
13' 6" x 11' 1" (4.11m x 3.38m) A bright and spacious South aspect double bedroom with UPVC double glazed window to the front elevation overlooking the gardens. Picture rail, built-in storage cupboard and radiator.

BEDROOM THREE
13' 4" x 10' 00" (4.06m x 3.05m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation and matching window to the side. Picture rail and radiator.

BEDROOM FOUR
10'11 max' 7'7 min" x 8'1 max' 4'2 min" (3.23m x 2.54m) A single bedroom with aluminium double glazed window to the side elevation, exposed wooden floorboards and radiator.

BATHROOM
9'11 max' 6'5 min" x 8' 1" (2.9m x 2.46m) Aluminium double glazed window to the side , inset lighting, panel enclosed bath, shower enclosure with mains fed soak head shower with separate hand attachment, vanity unit within inset basin, pushbutton low flush WC, tiled walls and chrome wall mounted heated towel rail.

OUTSIDE
The property is approached via a lane which is also shared by the neighbouring property which leads to an area of off-road parking. Wooden pedestrian gate opens to the front South aspect garden which is laid mainly to lawn with path leading to the front door and seating area and side gate leads out onto East Ball Hill. To the rear of the property small courtyard with steps down to the side of the property.

COUNCIL TAX
TBC

SERVICES
Mains electricity, water and private drainage via a sewage treatment plant. Oil fired central heating. Solar panels.

TENURE
Freehold

Directions

From Bude, head north on the A39 towards Bideford. Continue along the A39 passing through the village of Kilkhampton and, after a further 7 miles, take the first turning on the left towards Hartland, remaining on this road until reaching the village. At the T-junction turn right and then immediately left into School Lane and just before the school turn right into East Ball Hill. Follow this road down the hill and the property will be located on the left hand side.