



1 Morwenna Cottages  
Hartland, Bideford, Devon EX39 6AF

Price Guide £340,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A very well presented 3-bedroom semi-detached house with 1/3 acre of attractive gardens, rurally set on the edge of the coastal village of Hartland with beautiful far-reaching views. The updated interior is highly impressive with modern open-plan living space and bi-fold doors to the garden, three generous re-modelled bedrooms incorporating a converted attic space and a new shower room. Garage and off-road parking.

Hartland is a popular village situated some 14 miles from the port and market town of Bideford. Local village amenities include Shop / Post Office, Doctor's Surgery, Primary School and Church. Other local attractions include Hartland Quay and Hartland Point with its Lighthouse. The property is ideally situated within short driving distance of some of North Devon and Cornwall's most breath-taking rugged coastline with other local beauty spots including Brownsham, Clovelly, Bucks Mills and Widemouth Bay. The popular Cornish resort town of Bude is approximately 12 miles away. The A39 North Devon Link Road is situated approximately 2 miles from the property and provides easy access to the North Devon regional centre of Barnstaple with its acclaimed shopping precinct offering many national and local shopping facilities and amenities.



1 Morwenna Cottages is presented to the market having been the subject of much upgrading and includes:

### Accommodation Briefly:

#### Entrance Porch

**Open-plan Living/dining/kitchen**  
22'8 x 18'5 (6.96m x 5.63m)

**Bedroom 1 (second floor)**  
18'7 x 13'5 (5.70m x 4.14m) Maximum into roof eaves,

**Bedroom 2**  
11'8 x 11'3 (3.61m x 3.44m)

**Bedroom 3**  
10'7 x 9'2 (3.28m x 2.80m)

**Bathroom**  
7'4 x 8'8 (2.27m x 2.08m)

#### Outside

The property provides off-road parking at the front for at least 2 vehicles plus a **detached garage**. The gardens at rear are of particular note. The entire grounds stretch to approximately 1/3 acre with a large grass lawn and many trees, bushes, shrubs and flowers and a patio for sitting/dining - also a large summer house which is connected to electricity (a perfect 'work from home' space).

#### Services

Mains electricity & water. Private septic tank drainage. Oil-fired central heating.

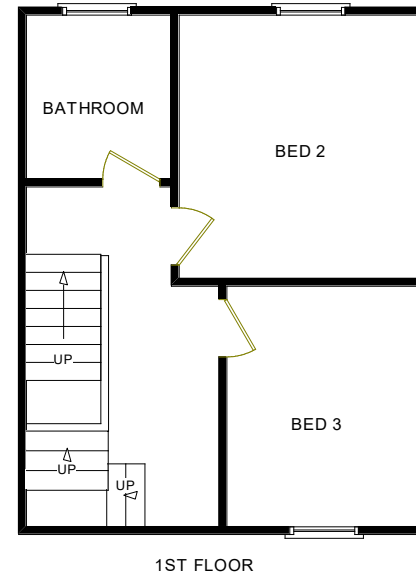
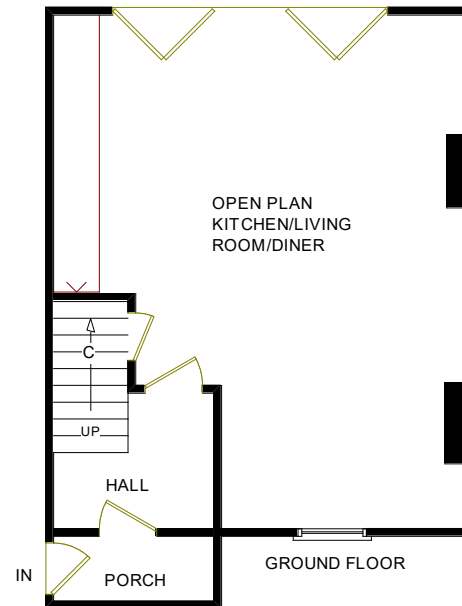
**Energy Performance Rating: D**

**Council Tax Band: C**

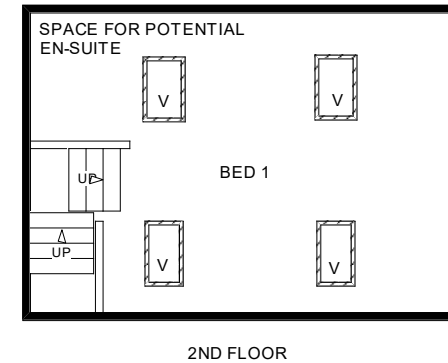
#### Directions

Head west along the A39 from the New Torridge Bridge at Bideford in the direction of Bude for just, passing through Ford, Fairy Cross and Horns Cross, continue past the Milky Way Adventure Park on the left. Pass over the Higher Clovelly roundabout, take the next right off the A39 sign posted to Hartland, the property will be found on the left hand side approximately 2 miles along.





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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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