



End Cottage and Corner Cottage



# End Cottage and

Hartland, Bideford, EX39 6ES

Hartland 4 miles, Bude 11 miles, Bideford 14 miles, Barnstaple 23 miles

Two period cottages with 0.6 acres of gardens within a short walk of the South West Coastal Path

- Two period properties
- 2 Bedroom cottage
- Rural location
- No onward chain
- End Cottage council tax band D
- 4 Bedroom cottage
- Large gardens
- SW coastal path nearby
- Freehold
- Corner Cottage council tax band B

Offers In Excess Of £515,000

## SITUATION

The property is situated in an Area of Outstanding Natural Beauty on the stunning Hartland Peninsula. This is an area of spectacular coastline with neighbouring Bursdon Moor, an area of open moorland where one of the last remaining areas of Culm Grassland and diverse wildlife can be found. The nearby South West Coast Path is renowned for its wonderful coastal and inland walks, typified by steep valleys, sandy coves and beaches. Hartland village is around 4 miles away with a thriving community and an excellent range of local amenities including cafe, shops, Post Office, pubs, medical centre and a primary school. There are churches, a variety of clubs, societies and an award-winning restaurant, 'Pattard'. Popular attractions include Hartland Abbey and Hartland Quay a 16th Century Quay with shipwreck museum, pub and Hotel, and Docton Mill Gardens.

The coastal towns of Bideford and Bude offer extensive facilities including further education establishments, banks and other amenities.

Barnstaple is around 45 minutes by car with Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away. From Tiverton Parkway, there are regular services to London Paddington, the Midlands, the North, Scotland and the South West.



## DESCRIPTION

This is a wonderful opportunity to purchase two semi-detached period cottages with gardens of around 0.6 acres set within unspoilt countryside and within a short walk of the South West Coastal Path. Both cottages do require some updating but offer a blank canvas for a potential purchaser and could suit anybody looking for a home with attached Airbnb/holiday let, Dual occupation or could be adapted to one whole dwelling subject to necessary planning permission

## END COTTAGE

A spacious four-bedroom cottage with off road parking and detached double garage. The accommodation briefly comprises; Entrance hall, shower room, sitting room/office with bay window, large dual aspect sitting room with bay window to the front and fireplace with wood-burner. Kitchen/diner with built in wooden units, Rayburn, double oven, gas hob and inset sink. Utility room with sink, space for white goods and door to garden.

Upstairs there are four double bedrooms, WC and family bathroom which includes a bath with shower above, WC, bidet and sink.

## CORNER COTTAGE

A cosy two-bedroom cottage with separate access and comprises; kitchen/diner with built in units, inset sink and Rayburn, sitting room with wood-burner and stone surround. Upstairs there are bedrooms and a bathroom.

## OUTSIDE

To the front is off-road parking and double garage.

The garden to the rear is currently not divided between the two cottages but could easily be separated if needed.

The gardens are completely private and include mature shrubs and trees with former vegetable garden and on from here is a 'secret garden' which includes a variety of apple trees. There is also a greenhouse and stone outbuilding used for a wood store. Much like the house the gardens are a complete blank canvas for somebody and could be reimagined to create two generous sized cottage gardens.

## PROPERTY INFORMATION

Private Water via borehole

Private Drainage

Mains Electricity

LPG Central Heating and Some Night Storage Heaters

Solar Panels

Assumed stone construction with a slate roof.

End Cottage council tax band D

Corner Cottage council tax band B

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.



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.



**END COTTAGE = 2209 sq ft / 205.2 sq m**  
**CORNER COTTAGE = 752 sq ft / 69.8 sq m**  
 Garage = 413 sq ft / 38.3 sq m  
 Outbuilding = 56 sq ft / 5.2 sq m  
**Total = 3430 sq ft / 318.5 sq m**

For identification only - Not to scale

**End Cottage First Floor**

**Corner Cottage first floor**

**Garage**

**Corner Cottage Ground Floor**

**End Cottage Ground Floor**

**Outbuilding**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlchecom 2024. Produced for Stags. REF: 1189575



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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