



64 The Square



Within Hartland village, Quay 2.5 miles, Bideford 13 miles.

A charming and deceptively spacious, attached period home located in the heart of the popular village of Hartland.

- Attached period home
- Four bedrooms
- Extensive south facing garden
- No onward chain
- In the heart of the village
- An ideal principal residence or holiday home
- Fine countryside views
- Freehold, council tax band C

Offers In Excess Of
£365,000

DESCRIPTION

We are delighted to offer for sale this charming and deceptively spacious, attached period home located in the heart of the popular village of Hartland. The property promises deceptively spacious accommodation that cannot be appreciated from the outside. Arranged over two floors there are two reception rooms, a spacious kitchen/diner, utility room and on the first floor there are four decent sized bedrooms and family bathroom. To the rear, is a surprisingly large and private garden with several seating areas where you can enjoy fine views of the surrounding countryside and a shed/workshop. This can also be accessed from the front. This versatile property would make an ideal permanent home, either for a growing family or a comfortable second home or successful holiday let

ACCOMMODATION

This spacious home is set over two storeys and comprises; sitting room with bay window to the front and wood-burner, this leads nicely into a very versatile space which could be used as a second reception room/study or office. The kitchen / dining room is a sociable area with an array of matching cupboards and drawers, solid wood worktops, AGA and Belfast sink with window above enjoying views. Ample room is provided for a dining table and chairs. The utility/boot room has space and plumbing for all white goods and gives access to the garden. An ideal space to kick off muddy boots, hang coats etc. Following on from this is the downstairs WC. On the first floor are three double bedrooms and one single, Shower room and WC.

OUTSIDE

The rear garden is bigger than you might expect and includes a level area of patio, garden shed/workshop with steps that descend to a terraced garden with areas of

lawn, eventually reaching the bottom where you will find a lovely peaceful and secluded seating area looking out onto open fields and countryside. For added ease of access to the garden there is a lockable side passage that connects to the front of the property.

SITUATION

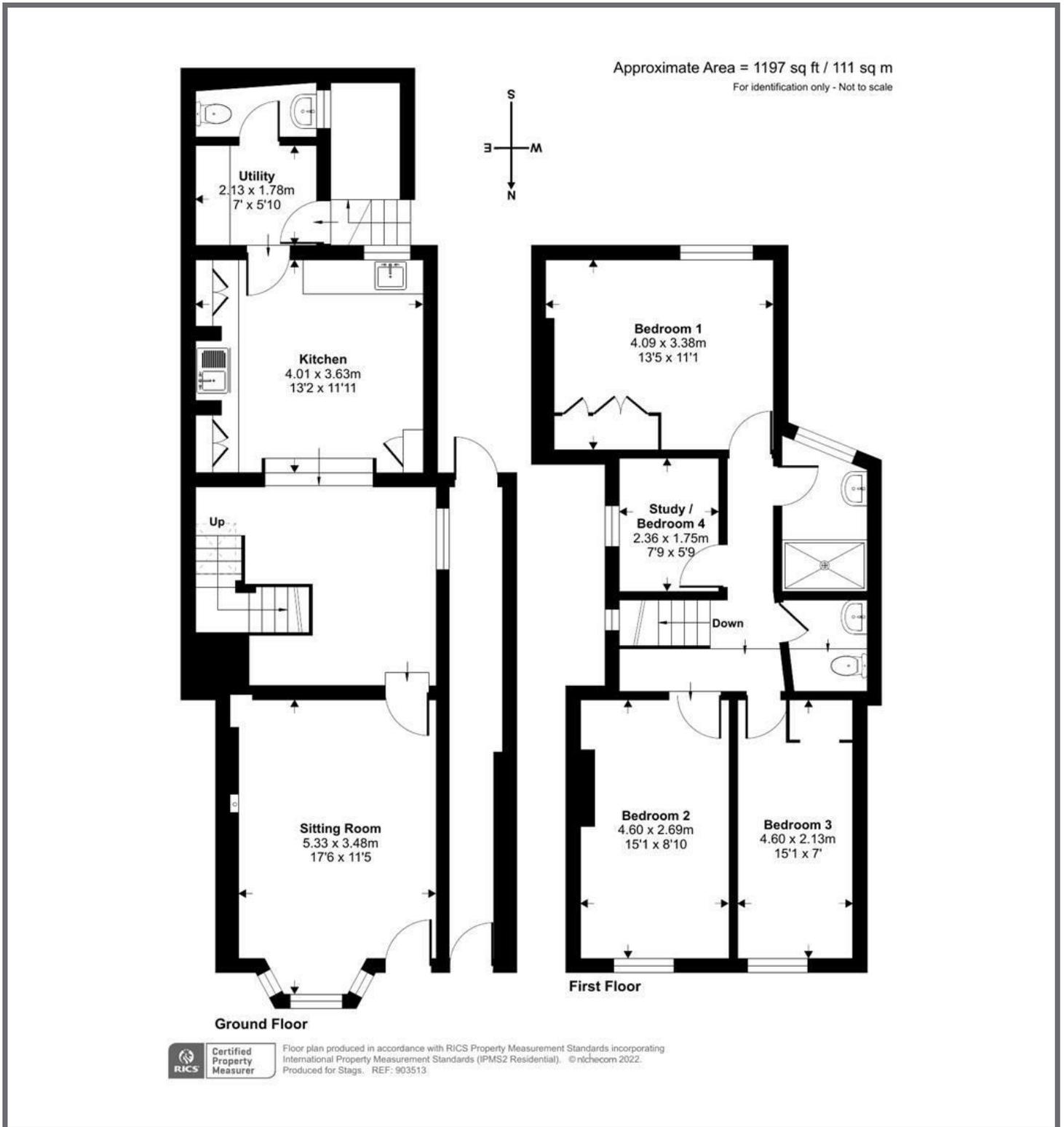
64 The Square ('The Tardis') is situated in the heart of the popular village of Hartland, which lies close to the rugged North Cornish and Devon coastline, famed for its many Areas of Outstanding Natural Beauty (AONB), with breathtaking cliff top coastal walks and safe bathing beaches. Nearby popular beauty spots include Welcombe Mouth, Hartland Quay, Stanbury Mouth, Bucks Mills and the famous harbour village of Clovelly. Hartland village has a thriving community with an excellent range of local amenities including cafe, shops, fish and chip shop, Post Office, pubs, medical centre and primary school. There are churches, a variety of clubs and societies and an award-winning restaurant, Pattard. Popular attractions include Hartland Abbey, the lighthouse at Hartland Point, a 16th Century Quay with its shipwreck museum, pub and Hotel, and Docton Mill Gardens. Hartland is also a famous filming location as seen in The Night Manager (BBC) and Rebecca (Netflix).

The towns of Bideford and Bude around 15 miles away offer extensive facilities, including further education establishments, banks and other amenities. Barnstaple is around 35 minutes by car with access to the M5 (Junction 27) via A361 link road and Tiverton Parkway rail station are approximately 80 minutes away. There are regular services to London Paddington, the Midlands, the North, Scotland and the South West.

SERVICES

Mains water, electric and drainage. Calor gas central heating





These particulars are a guide only and should not be relied upon for any purpose.

4 The Quay, Bideford, Devon, EX39 2HW



Energy Efficiency Rating		Current	Potential
105-149	A		
81-104	B		
65-80	C		
49-64	D		
34-48	E		
19-33	F		
1-18	G		

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

01237 425030
bideford@stags.co.uk

stags.co.uk