



Jemima Puddleduck



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Hartland, Bideford, Devon, EX39 6AT

Hartland village amenities 1.8 miles, Clovelly 5.7 miles, Bideford 14 miles, Bude 17 miles

A delightful Grade II listed barn conversion situated in a small hamlet within the stunning Hartland Peninsula

- Recently updated throughout
- Quiet rural location close to the coast
- Private parking and gardens
- Could suit dual occupancy/home with income
- Council tax band C
- 3 Bedrooms, 2 bathrooms
- Countryside and sea views
- Superb main home/second home/holiday let
- Freehold
- Grade II listed

Guide Price £395,000

SITUATION

The property is situated in an Area of Outstanding Natural Beauty on the stunning Hartland Peninsula. 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 just under 2 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 Restaurant'. Popular attractions include nearby Clovelly, Hartland Abbey and Hartland Quay a 16th Century Quay with shipwreck museum, pub and Hotel, and Docton Mill Gardens. Hartland is also a famous filming location as seen in The Night Manager.

The Cornish border is only 15 miles away and the coastal towns of Bideford and Bude are within a short drive, offering extensive facilities, further education establishments, banks and other amenities. The renowned Atlantic Academy school is only a 15 minute drive away.

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

Jemima Puddleduck is a delightful Grade II listed barn conversion situated in a small hamlet within the stunning Hartland Peninsula. The property offers well-planned and tastefully updated accommodation and would make a comfortable permanent home, coastal retreat or successful holiday let. Externally the property benefits from a number of seating areas which have been cleverly created so you can enjoy the sun throughout the day and make the most of the superb sea and countryside views. The property also comes with both private and allocated parking as well as a large garden shed, ideal for bikes, surfboards, mower etc.

ACCOMMODATION

Inside the property you are welcomed by the entrance hall with slate flooring throughout. From here you have access to the quality kitchen which is fully equipped with a range of modern units, slab tech worktops, integrated dishwasher, fridge/freezer, electric oven, inset Belfast sink and a brilliant breakfast bar with seating. Bedroom 1 is a generous double room and the family bathroom can also be found within close proximity which includes WC, sink, side panel bath with shower above and storage cupboard housing white goods. The elegant double aspect sitting room benefits from wood-framed French doors, fitted with plantation shutters, which open out onto a raised decked terrace with stunning views of the countryside and sea. Linking to the sitting room is a versatile room which could be used as a dining room, office or snug. An internal door then leads you into the snug/study with separate front door, understairs storage and access to a shower room with WC and sink. Bedroom 3 has a fitted double bed with under-bed storage and wardrobe space. The second-floor bedroom is also a double room with fitted wardrobes and Velux window overlooking the communal courtyard garden.

OUTSIDE

To the front via wooden gates is a gravelled driveway for a number of vehicles as well as a private, enclosed garden with an assortment of plants, shrubs and trees. The gardens which the current owners have created are a real credit to the property with a number of seating areas to the front, side and rear of the property meaning you can enjoy the sun throughout the day and at the same time take in the stunning views of the surrounding countryside and sea. There are a number of communal areas, in particular the pretty central garden courtyard with a variety of plants and shrubs. There is a useful large detached shed (approx. 15' x 10') owned by the property which is ideal for bikes, mowers, surfboards etc. and an additional allocated parking space.

SERVICES

Oil central heating, mains water and electric, shared private drainage.
Freehold
Council tax band C
Grade II Listed

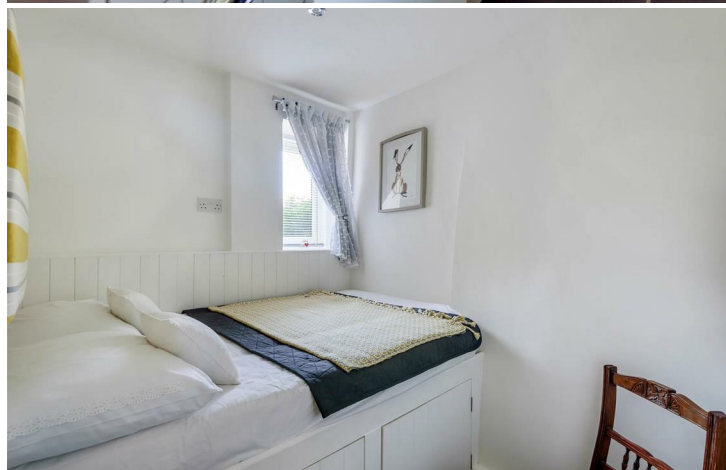
AGENT NOTE

There is an annual service charge of £500.00 for the maintenance of the communal grounds and sewage system

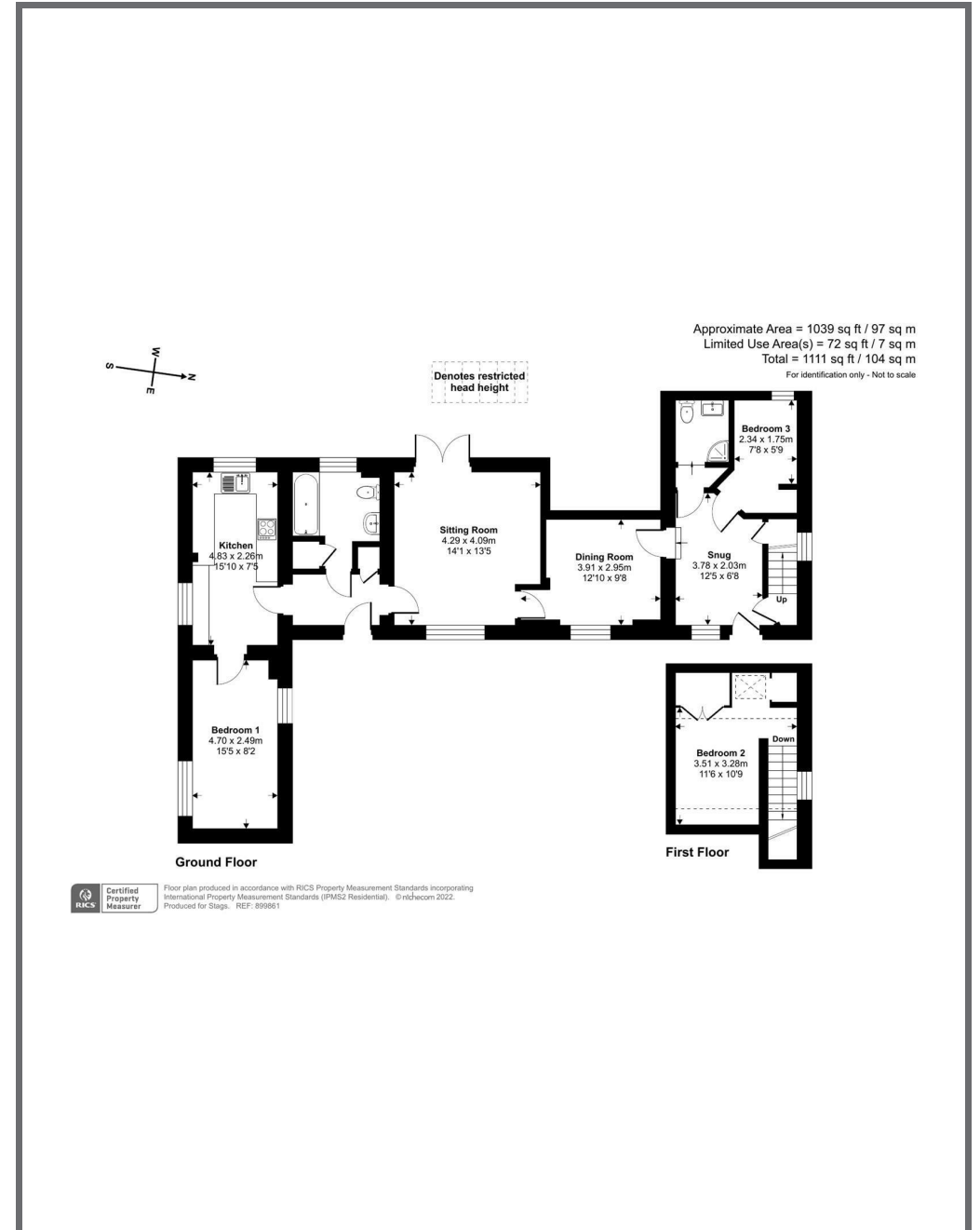
DIRECTIONS

what3words ///cornfield.outlooks.differ

From Bideford take the A39. Just after Clovelly Cross take the B3248 signposted to Lundy Heliport and Hartland. Continue for 4 miles on the B3248. The property is on the left hand side of the road.



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



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