



67, The Square



STAGS

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Hartland, Bideford, Devon EX39 6BL

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

A versatile and elegant Georgian
Townhouse in the heart of the village with
wonderful countryside views.

- 5/6 Bedrooms
- Grade II Listed
- Fabulous views
- In the heart of the village
- No onward chain
- c.1752
- Council tax band C
- Freehold

Guide Price £465,000

SITUATION

67 The Square 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 and Hartland Quay, Stanbury Mouth, Bucks Mills. 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 45 minutes by car with access to the M5 (Junction 27) via A361 link road and Tiverton Parkway rail station are approximately 90 minutes away. There are regular services to London Paddington, the Midlands, the North, Scotland and the South West.



DESCRIPTION

This most attractive Grade II listed Georgian townhouse is arranged over four floors, with approximately 2,415 square feet of versatile and well-proportioned accommodation, offering both practical and elegant living space in the heart of this much favoured village and boasting fabulous views of the surrounding countryside which can be enjoyed from many of the principle bedrooms as well as the superb first floor roof terrace. Externally the property benefits from a private and enclosed courtyard garden.

ACCOMMODATION

Upon entering you are immediately struck by the grand yet welcoming reception hall. Light floods in and the proportions are superb with a beautiful four tiered staircase with typical Georgian mahogany rail and multiple twists which gives access to the upper floors.

On the ground floor there is a charming sitting room to the front with multi-fuel burner and large bay window looking out to the square. A versatile room currently being used as a secondary kitchen for commercial purposes with a range of worktops, fitted cupboards and inset sink but could make an ideal utility room. The kitchen includes a range of units, inset sink, breakfast bar and fine views to the rolling countryside hills. The basement can be accessed from the hallway and is currently being used as a utility room with space for white goods and general storage. There is also a WC and door to the rear courtyard with a passageway out to the roadside and village square. Perfect for coming in from muddy walks, bike rides etc.

A split landing gives you access to the family bathroom with roll top bath, WC, sink and shower enclosure, and the fabulous Georgian style roof terrace with space for seating, BBQ etc and enjoying wonderful views of the surrounding countryside. The first floor includes 3 double bedrooms, one of which includes a shower en-suite. There is also a 6th bedroom overlooking the square and is currently used as a dressing room but would also suit a home office.

The generous sized double bedrooms continue on the second floor where two more can be found off a good sized lobby with fitted cupboards as well as a WC and shower enclosure. With a door at the top of the stairs to the second floor this has been used by the current owners for guest accommodation and multi generational living.

OUTSIDE

The property enjoys a private and enclosed courtyard with pedestrian access from the front of the property as well as the basement.

On the first floor is the fabulous Georgian style roof terrace which has space for tables, chairs, BBQ etc and boasts fine views of the surrounding countryside.

SERVICES

Oil central heating. Mains water, drainage and electric.

Freehold

Council Tax band C

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, 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.



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

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