



Hartland



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Parkham, Bideford, Devon EX39 5PQ

Coast/Bucks Mills 4 miles, Woolsey 4.6 miles, Bideford 7 miles, Barnstaple 17 miles

A wonderful brand new detached four bedroom home with garaging in a favoured village setting

- Brand new 4 bed detached home
- Ready for occupation set for Summer 2022
- Open Plan Kitchen/Diner, Utility
- Garage and Parking
- Fantastic village setting
- Lounge, Snug/Office/Bedroom 5
- 4 Double Bedrooms (master en-suites)
- Private enclosed garden

Offers Over £585,000

SITUATION

'Hartland House' is situated in the traditional Devonshire village of Parkham which has local a farm shop, primary school, community hall, butchers, places of worship and within walking distance to the village pub. Nearby is the highly favoured thatched public house and hotel 'The Hoops Inn'.

The rugged North Devon coastline at Bucks Mills, approximately 4 miles away, has a pebbled beach and coastal footpath offering superb coastal walks with stunning vistas. Further amenities and attractions can be found in Bucks Cross and Peppercombe around 3 miles away, Woolsey 4.6 miles and the heritage village of Clovelly approximately 7.5 miles away. Westward Ho! is within an easy driving distance, with its famous Pebble Ridge and sandy beach. The port and market town of Bideford is approximately 8 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.

The regional centre of Barnstaple is approximately 17 miles and offers the areas main business, shopping and commercial venues. There are also good transport connections via Barnstaple Train Station to Tiverton and the A361 link road connecting to Junction 27/M5 motorway.



DESCRIPTION

This delightful new residence is just one of two and exudes quality and individualism, is built to a high specification and has been designed with the understanding of family life.

The property maintains the fine balance between time together as a family and personal space by providing a large sitting room, open plan kitchen/diner, separate downstairs snug/study/bedroom 5, wc, utility room, and four double bedrooms, all with built in wardrobes and master with the en-suite. With contemporary finishes, enclosed integral garage and fitted wardrobes to all bedrooms this development really does combine the modern look with a sense of individualism and privacy (further details are available upon request).

The accommodation is more clearly identified on the accompanying floorplans.

ACCOMMODATION

Ground floor; Entrance hall, WC, snug/study/bedroom 5, family sitting room and an impressive and contemporary open plan kitchen/dining room with quality integrated appliances and French doors leading out to the patio and garden, utility room with ample unit and worktop space, door to garage. First Floor; Spacious landing to four impressive double bedrooms (all with built in wardrobe space) Bedroom 1 benefits from large en-suite and also the main family bathroom can be found on this floor.

OUTSIDE

Externally the property benefits from a block paved drive with parking and garage with an electric roller door. A generous sized enclosed, south facing side/rear garden backing onto open countryside and with pleasant views. A large patio area for seating and flat well tended lawn with access into both the living room and kitchen/diner.

We have been informed that the garden will measure approximately 15m (50 ft) out towards the side and 12.5m (43 ft) at the widest point, from front to back of plot (South aspect).

SERVICES

Mains water and electric. Mains drainage.

Air source heat pump (underfloor heating on the ground floor)

VIEWINGS

All viewings to arranged and accompanied by Stags Bideford office on 01237 425030.

AGENT NOTE

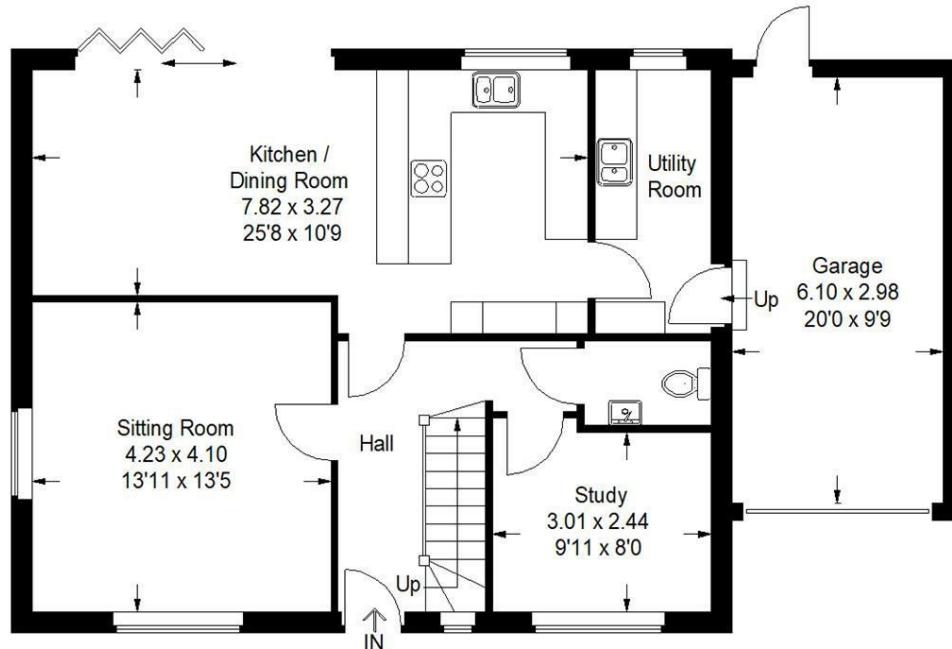
Please be advised the site is currently under construction and the property is expected to be ready for occupation in late November 2022.

PREDICTED ENERGY ASSESSMENT

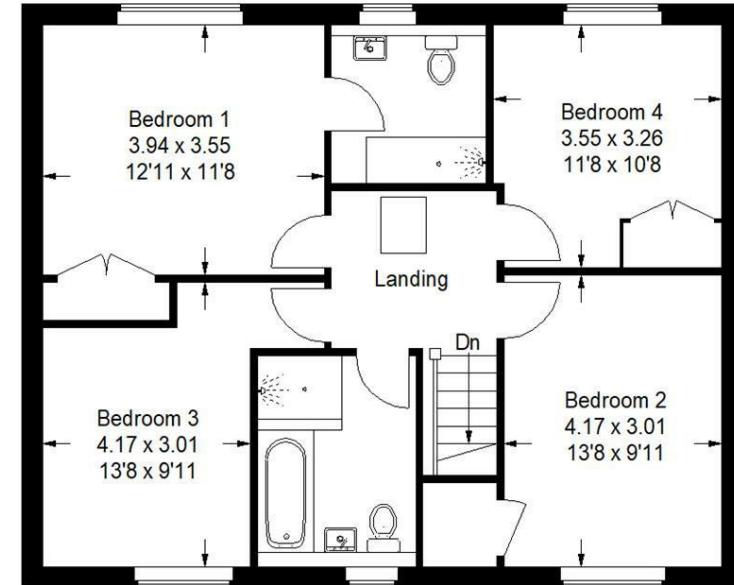
SAP Band B.



Approximate Gross Internal Area (Including Garage)
169.6 sq m / 1825 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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