



61 Fore Street, Hartland, Bideford, Devon, EX39 6BD
Guide Price £229,950

 **seldons**
estate agents

61 Fore Street, Hartland, Bideford, Devon, EX39 6BD

A unique 4 bed semi-detached house with views across the surrounding countryside, off road parking, large garage workshop and outbuilding. Although the property would benefit from updating, it provides spacious and flexible living space and retains some character features, situated in a popular village location taking full advantage of local amenities. No onward chain.

- 4 Bedroom Semi-Detached House
- Garage Workshop
- Off Road Parking
- Oil Fired Central Heating
- Fantastic Countryside Views
- Popular Village Location
- Requires Modernisation and Updating
- No Onward Chain

The traditional village of Hartland offers an excellent range of amenities for a small village including various public houses, two village shops, doctors, primary school and places of worship. There are also various local attractions including Hartland Point and Lighthouse, Docton Mill and Hartland Abbey close by. The rugged North Devon Coast is just two miles away and boasts some of the most dramatic coastal scenery in the UK and wonderful walking on the South West coastal path. The port and market town of Bideford is approximately 17 miles distance and offers a wider range of amenities including schooling for all ages, wider shopping facilities, banks, places of worship and two supermarkets. The regional centre of Barnstaple offers all the areas main business, shopping and commercial venues.

61 Fore Street has been in the same family for many years and would now benefit from a program of modernisation and updating. It is a most interesting and unique property having started life, probably in the 19th century, as a small cottage, then serving a village shop, before being substantially extended in the 1960's, to provide, what is now a spacious family home.

For approximate measurements see floorplan.

UPVC double glazed main entrance front door into:

Sitting Room: Exposed stone walls and fireplace, period feature bread oven, large uPVC double glazed windows looking across the courtyard garden. Door to:

Inner Hallway: Doors leading to **Living Room, Kitchen and Snug.** Stairs rising to first floor.



Living Room: A large room with a corner fireplace, multi-fuel wood burner, uPVC double glazed window to the utility room. Two useful storage cupboards.

Snug: A bright room with a uPVC double glazed window to front.

Kitchen: A large kitchen enjoying an outlook across the rear garden. A good range of eye-level and base wood fronted units, integrated oven and hob with an extractor hood over, roll edge work surfaces, stainless steel sink with mixer taps and tiled splashback. Useful storage cupboards and space for appliances. Oil fired Rayburn. Door to:

Utility Room: A large room that looks across the rear garden. Wood fronted base units, roll edge worksurfaces, single sink with chrome taps, space for appliances, oil fired boiler. Useful storage cupboard and **WC cloakroom.** Frosted glazed door gives access to the rear garden.

First Floor Landing: Split-level landing with doors leading to all rooms. Airing Cupboard and loft access.

Bedroom 1: Double bedroom overlooks the rear garden and driveway.

Bedroom 2: Double bedroom with an attractive outlook across the rear garden and surrounding countryside.

Bedroom 3: A double aspect room enjoying a lovely outlook across the rear garden and driveway.

Bathroom: Comprises a modern white three-piece suite with low flush WC, pedestal wash hand basin with mixer taps and panelled bath with chrome taps and separate shower area. Heated chrome towel ladder, feature stained glass window.

Bedroom 4: A double bedroom enjoying a fabulous outlook across the surrounding countryside.

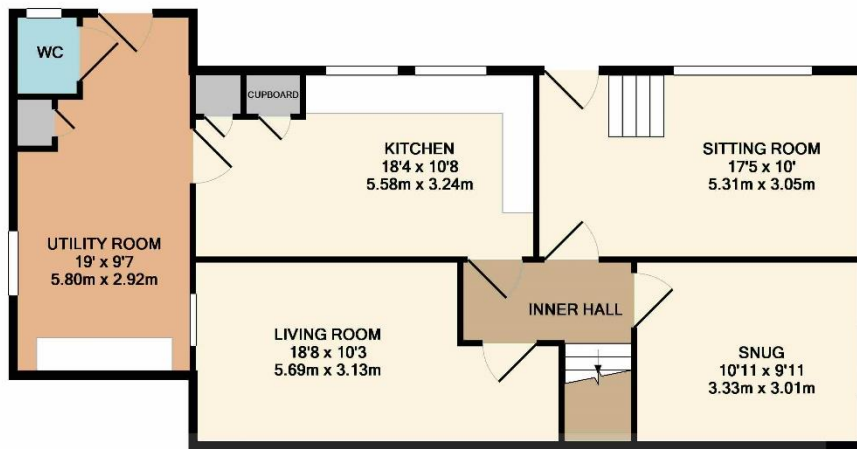
OUTSIDE: From Fore Street there are steps leading to the main front entrance and a small courtyard garden area. To the rear of the property is a large lawned garden area enclosed by stone walls with mature tree and shrub borders. Large storage shed and substantial garage. Rear driveway providing off road parking for several vehicles. Oil tank.

SERVICES: Mains water and electric. Oil fired central heating

COUNCIL TAX: Band D **Tenure:** Freehold

DIRECTIONS TO FIND: From Bideford proceed to the Heywood roundabout and take the first exit on to the A39. Continue through Fairy Cross and Horns Cross and upon reaching Clovelly Cross roundabout proceed straight across. Take the next right turn to Hartland and continue along this road until reaching the village, where the property can be found on the right-hand side.

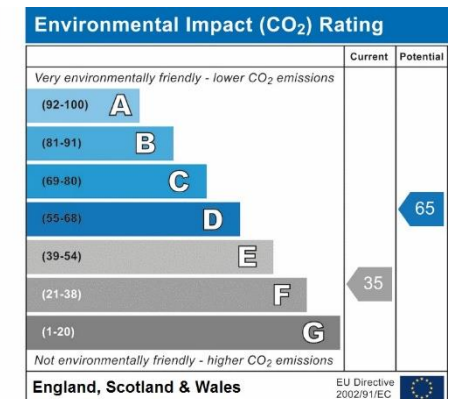
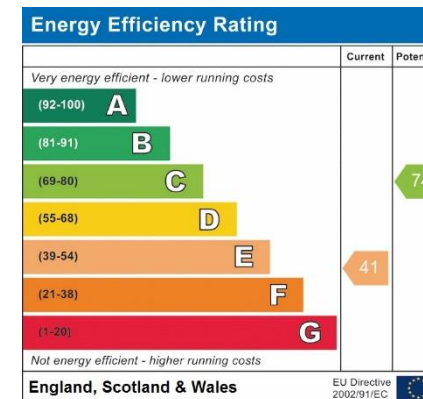




TOTAL APPROX. FLOOR AREA 1433 SQ.FT. (133.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018



01237 477997

17 The Quay
Bideford
Devon
EX39 2EN
enquiries@seldonestateagents.co.uk
www.seldons.co.uk

seldons
estate agents