



Bond
Oxborough
Phillips

Changing Lifestyles

Highford Farm Cottage
Higher Clovelly
Bideford
Devon
EX39 5SA

Offers in the region of: £395,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Highford Farm Cottage, Higher Clovelly, Bideford, Devon, EX39 5SA

A CHARMING GRADE II LISTED HOME WITH A 5-ACRE Paddock, STABLES & SEA VIEWS



- 4 Bedrooms (1 En-suite)
- Kitchen & separate Dining Room with multi-fuel stove
 - Impressive Living Room
 - Useful First Floor Utility Room
- 4 stables, tack room & useful storage buildings
- Excellent equestrian or smallholding potential
 - Allocated parking with additional space available
 - Offering historic character, generous accommodation, land, equestrian potential & a truly glorious coastal countryside setting



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Set amid the glorious open countryside of the rugged and beautiful Hartland Peninsula, within a designated area of outstanding natural beauty, this Grade II listed character home represents a rare opportunity to embrace an altogether different pace of life. Surrounded by superb coastal and countryside scenery, the property is complemented by an approximately 5-acre paddock with stables, from which wonderful sea views can be enjoyed.

Charm is evident from the moment you arrive. The property is approached through a gate into an attractive front garden, where areas of lawn are accompanied by a paved patio and a pathway leading to the front door.

Inside, a large and welcoming Entrance Hall immediately gives a sense of the generous proportions found throughout the home. There is access to a ground floor Cloakroom and useful understairs storage, together with sufficient space to create a practical home office area.

The Kitchen is fitted with an extensive range of grey cabinets and drawers, complemented by wooden work surfaces. A number of appliances are included in the sale, including an American-style fridge / freezer, gas cooking facilities and a characterful multi-fuel Rayburn. A cupboard houses the LPG fired boiler.

The Dining Room has wooden flooring, a multi-fuel stove and ample room for a substantial dining table, making it a wonderfully inviting space for family meals and entertaining. Two distinctive porthole-style windows add further character. The Living Room is equally impressive, with windows to both the front and rear allowing natural light to flow through the room. A high ceiling and exposed stonework create a particularly attractive focal point and reinforce the property's historic appeal.

Also on the ground floor is a versatile fourth Bedroom, which could equally serve as a study, snug, hobby room or additional reception space.

Upstairs, a large L-shaped landing leads to a useful Utility Room with space and plumbing for a washing machine and tumble dryer. The Principal Bedroom is generously proportioned and features wooden flooring, 2 windows and access to the loft space. Its large En-suite Bathroom is a particularly impressive feature, with a freestanding roll-top bath and shower over.

The second Bedroom is another spacious double room with a front-facing window and built-in double wardrobe. Bedroom three also offers excellent proportions, enjoying a dual aspect and fitted wardrobe. A separate Family Bathroom, fitted with a bath, WC and wash basin, completes the first floor accommodation.

Parking is available within an allocated space, with additional space to park directly in front of the house.

A short walk from the property lies the approximately 5-acre paddock, a fantastic addition that opens up a wealth of lifestyle possibilities. Currently home to grazing sheep and horses, the land would naturally appeal to equestrian buyers, those wishing to establish a smallholding or anyone dreaming of enjoying a slice of the "good life" in one of North Devon's most captivating settings.

The paddock includes 4 stables, a tack room, a large storage shed and a further partly constructed building with a concrete base. There may also be potential to remove the existing stable buildings and replace them with a larger barn, subject to obtaining the necessary planning consent. The approximate boundaries of the land are shown on the accompanying aerial photographs.

Offering historic character, generous accommodation, land, equestrian potential and a truly glorious coastal countryside setting, this is an exceptionally exciting opportunity at a tantalising price. For buyers seeking space, freedom and a more fulfilling rural lifestyle, an early viewing is wholeheartedly recommended.

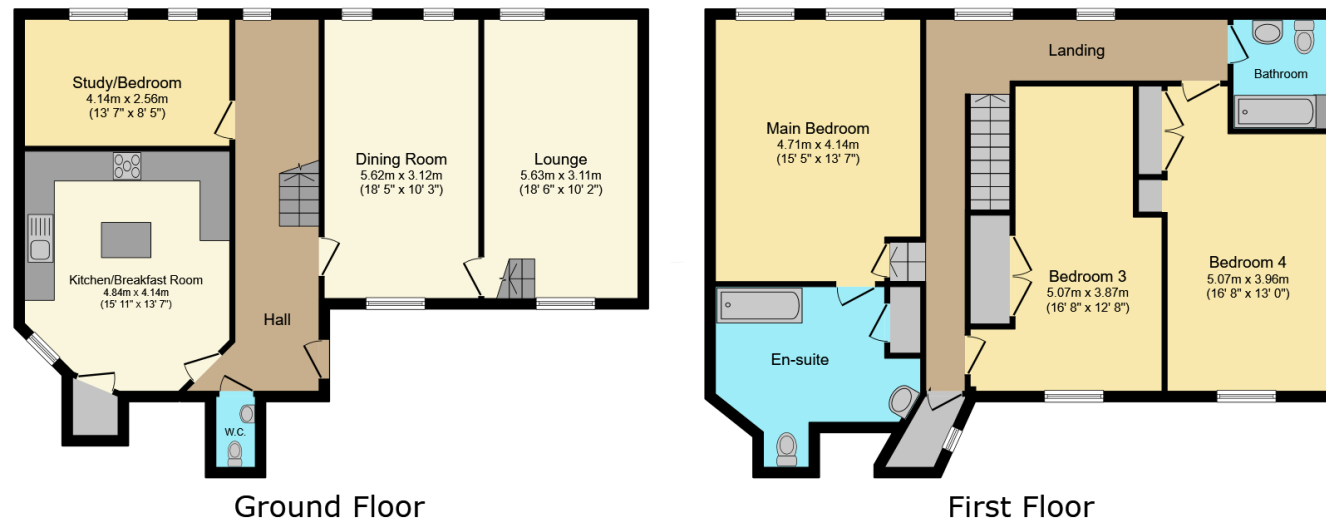
Agents Notes

Services include mains water and electricity, LPG fired central heating and private drainage via a newly installed water treatment plant.

A management company oversees the upkeep of the communal grounds and maintenance of the treatment plant, with an annual service charge of approximately £900.

Council Tax Band

D - Torridge District Council



Total floor area: 179.3 sq.m. (1,930 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Highford Farm Cottage, Higher Clovelly, Bideford, Devon, EX39 5SA



Changing Lifestyles

01237 479 999
bideford@bopproperty.com



Area Information

Clovelly is North Devon's most famous location. Even members of the most Amazonian tribes have an Auntie that visited Clovelly and rode a donkey up one of its steep streets called Up Along and Down Along.

One of the most picturesque villages in the whole country, Clovelly doubles as a working village and fishing harbour, as well as a very successful tourist attraction. It hangs on a 400ft cliff less than five minutes drive from the main road. Follow the Atlantic Highway (A39) from Bideford towards Hartland and Bude. Turn right at Clovelly Cross Garage, this is Higher Clovelly and the road winds down, down past Clovelly Court, the ancient manor house of the estate, and the parish church of All Saints which dates mainly from the 13th century. The author Charles Kingsley lived here as a child over 150 years ago. He returned here to write the novel Westward Ho! and find inspiration for The Water Babies.

The village is well served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

From Bideford Quay, head towards the Heywood Road roundabout and take the left turn signposted Hartland / Bude. Continue through Horns Cross before turning right onto the B3248 towards Hartland. After around one mile, turn in between the brick entrance pillars signposted for Highford Farm. Follow the private drive and the property will be found on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

