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Changing Lifestyles

3 Gregory Terrace
Hartland
Bideford
Devon
EX39 6AA

Guide Price: £130,000
Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

3 Gregory Terrace, Hartland, Bideford, Devon, EX39 6AA

A SPACIOUS RENOVATION OPPORTUNITY WITH EXTENSIVE GARDENS



- 3 Bedrooms
- Approximately 920 sq. ft of accommodation
- 2 separate well-proportioned Reception Rooms
- Substantial front & rear gardens
- Attractive countryside / woodland outlook
- Excellent potential to remodel



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Overview

Offering excellent proportions, extensive outside space and considerable potential, this 3 Bedroom home represents an exciting opportunity for buyers looking to take on a comprehensive renovation project and create a property to their own specification.

The accommodation extends to approximately 920 sq. ft and already provides a particularly useful layout, with 2 separate reception rooms on the ground floor. The first Lounge measures approximately 11'1" x 9'11", while the larger Reception Room measures around 15'0" x 11'1", giving plenty of flexibility for separate living and dining spaces or for a future owner to reconsider the configuration as part of a wider refurbishment.

A central Hallway provides access through the ground floor, with the Kitchen positioned to the front and measuring approximately 12'6" x 6'1". The interiors are currently in poor condition and require substantial modernisation throughout, something clearly reflected in the presentation of the property, but the existing footprint offers a strong starting point for improvement.

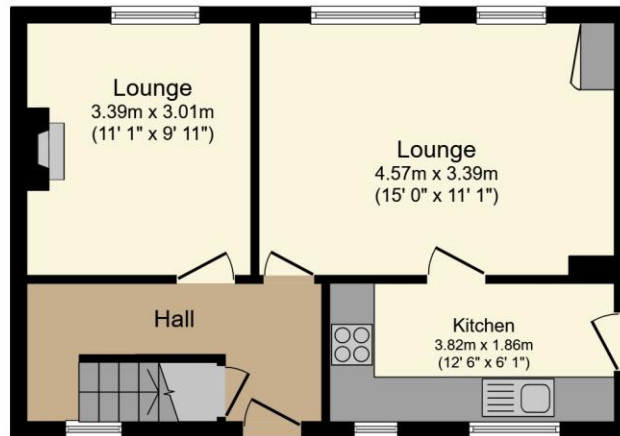
Upstairs, the accommodation continues with 3 Bedrooms. Bedroom 1 is a generous double at approximately 14'5" x 9'11", with bedroom 2 measuring approximately 11'2" x 9'11". The third bedroom, at approximately 11'2" x 6'1", would work well as a single bedroom, nursery or home office. A Bathroom and separate airing cupboard complete the first floor arrangement.

One of the property's most notable features is the amount of outside space. The substantial garden extends well away from the house, providing considerably more space than might typically be expected and offering plenty of opportunity for landscaping, vegetable growing, entertaining or simply creating a large family garden. The elevated position also enjoys an attractive outlook across neighbouring countryside and established woodland.

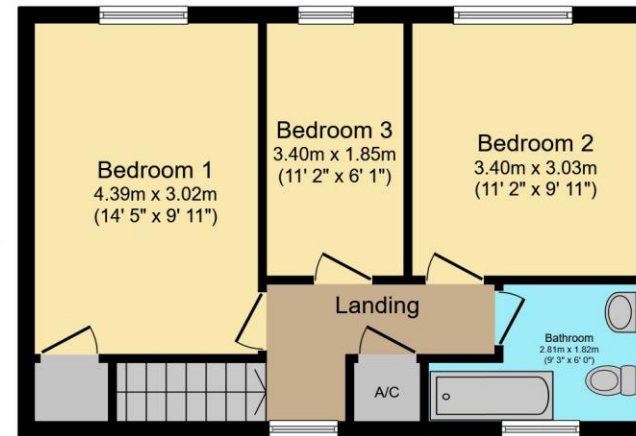
This is very much a property for a buyer prepared to undertake significant works, with areas of damaged plaster, dated fittings and general deterioration evident throughout. For those willing to take on the project, however, the combination of 3 bedrooms, 2 reception rooms, generous internal proportions and an unusually large plot provide an excellent basis from which to create a characterful and spacious home.

Council Tax Band

A - Torridge District Council



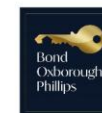
Ground Floor



First Floor

Total floor area: 85.4 sq.m. (920 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





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Area Information

Hartland is a pleasant village described as ‘the most welcoming community’ in North Devon. It really is a lovely place to live and visit.

The village itself has quite a few useful shops, pubs and churches, an excellent doctors surgery and a primary school too. The highlights of the larger area of Hartland includes the dramatic Hartland Quay with its craggy black rocks and friendly hotel. The South West Coast path takes in Hartland Point and Speke’s Mill Mouth. There’s the lighthouse, Hartland Abbey and an iconic radar station in the area too, so it’s quite a spot to explore. It’s rural Devon at its very best.

Hartland is within short driving distance of the Atlantic Highway (A39) that is 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 and Ilfracombe.

Directions

From Bideford Quay proceed West on the A39 Atlantic Highway towards Bude for approximately 10 miles. Upon reaching Clovelly Cross continue straight on taking the next right hand turning signposted Hartland. Continue on this road and upon entering the entrance to the village, just passing the Methodist Church on your left hand side, Gregory Terrace will be found on the same side of the road. Number 3 will be clearly displayed with a For Sale board in the front garden.

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.

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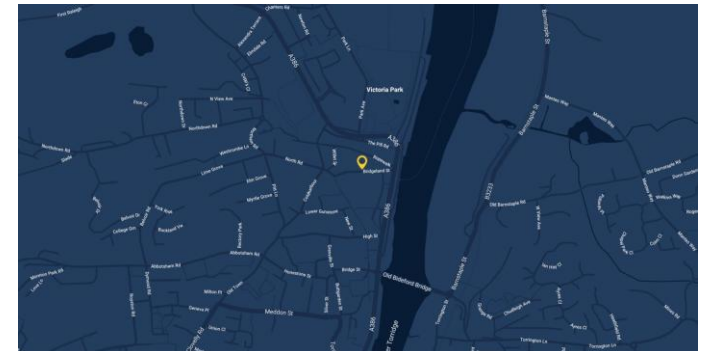
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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