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Changing Lifestyles

Ash Cottage
Hallsannery
Bideford
Devon
EX39 5HE

Asking Price: £375,000 Freehold



Changing Lifestyles

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bideford@boproperty.com

Ash Cottage, Hallsannery, Bideford, Devon, EX39 5HE

AN ATTRACTIVE STONE-BUILT DETACHED HOME WITH AN APPROXIMATELY 1.5-ACRE FIELD



- 3 well-proportioned Bedrooms
- L-shaped Kitchen / Diner
- Spacious, light & airy Living Room with large windows & sliding doors opening towards the front garden
- Long driveway providing parking & substantial Garage with further parking in front
- Gardens & outside space surrounding the property
 - Approximately 1.5-acre field nearby
 - Peaceful semi-rural setting
- Convenient access to Bideford & everyday amenities



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Situated on the peaceful, semi-rural outskirts of Bideford, close to the popular village of Littleham, this attractive stone-built 3 Bedroom detached home presents a relatively rare opportunity to enjoy the best of both town and country living. Surrounded by greenery and enjoying a quiet rural aspect, the property also benefits from an approximately 1.5-acre field situated within close proximity to the house, making it particularly appealing to those looking for additional land alongside their home.

The accommodation is well-proportioned throughout, beginning with a generous Entrance Hall which leads through to an L-shaped Kitchen / diner. The kitchen is well-equipped with a range of fitted units and integrated cooking appliances, while the dining area is a particularly attractive space with a vaulted ceiling and windows overlooking the surrounding gardens. A spacious, light and airy Living Room features large windows and sliding doors opening towards the front garden, with ample room for a variety of furniture configurations.

Upstairs are 3 Bedrooms, including a good-sized main bedroom, together with a Family Bathroom. The bedrooms enjoy pleasant outlooks across the gardens and surrounding greenery, further enhancing the property's semi-rural feel.

Outside, the property is approached through a 5-bar gate onto a long driveway providing generous off-road parking, with further parking available in front of the substantial Garage. The garage, itself, offers excellent storage, including useful overhead space, and has power and lighting connected.

Alongside the house is a former carport which, although now requiring some updating, offers exciting potential for further accommodation, subject to the necessary consents. This could potentially provide an additional reception room at ground floor level with a fourth bedroom above.

Gardens and outside space extend around the property, including a lawned front garden and rear garden with timber storage shed, while an attractive archway connects the different areas. Combined with the nearby field, generous parking and substantial garage, the property offers an appealing lifestyle opportunity for those seeking space, privacy and a countryside setting, while remaining within a short drive of Bideford and its excellent range of everyday amenities.

Agents Notes

The vendor owns the access lane. However, we are advised that there is no defined responsibility for maintenance of the lane, either for the vendor or the other users. Rights of way exist over the shared access areas.

There is a nearby field with a water trough. It is not anticipated that the field would offer development potential, although any purchaser wishing to explore this should make their own enquiries with the relevant planning authority.

The property is served by a shared septic tank serving other properties in the immediate area. We understand that this is emptied approximately every 1-2 years, with the associated costs shared between the relevant properties.

Heating is provided by kerosene oil. The oil storage tank is located within the former carport area and the boiler is situated externally.

Parking is available on the driveway and in front of the garage, with the garage itself also providing parking / storage space.

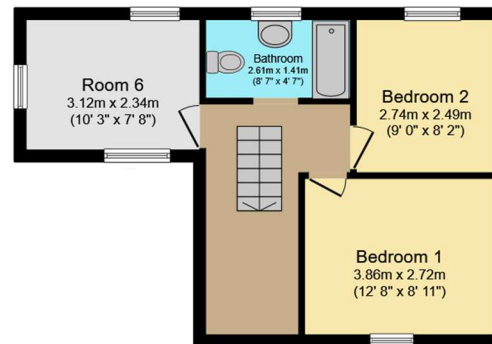
The property is currently tenanted, with the tenants expected to vacate during October. The property is therefore anticipated to be offered with vacant possession thereafter.

Council Tax Band

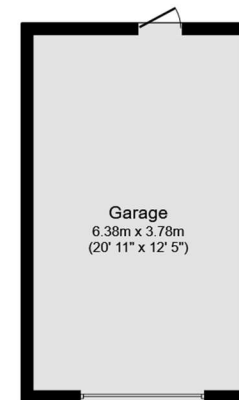
C - Torridge District Council



Ground Floor



First Floor



Garage

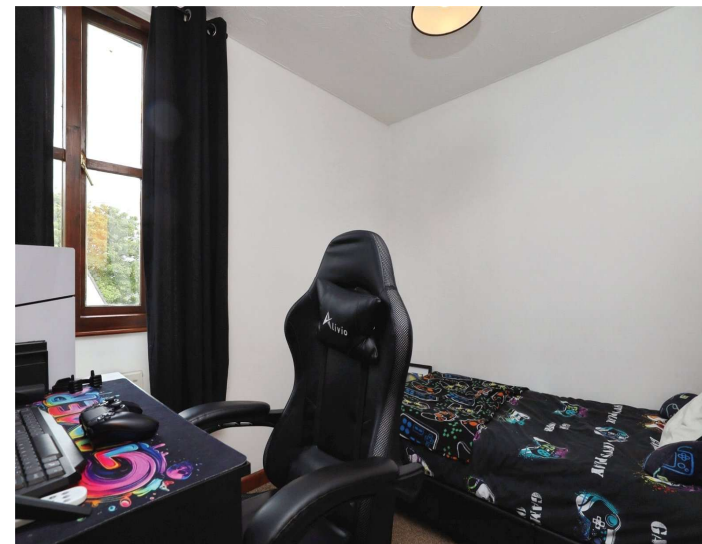
Total floor area: 108.5 sq.m. (1,168 sq.ft.)

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 [Bond Onborough Phillips](#)





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Area Information

Hallsannery has much more of a rural, country-estate feel than you might expect from being so close to the town. It's a particularly attractive position if you're looking for countryside and privacy, without being isolated, easy access to Bideford for everyday amenities, proximity to North Devon's beaches, walking and cycling opportunities and a relatively peaceful residential environment.

One of the big selling points is the elevated position. Hallsannery overlooks the River Torridge, with views towards Bideford and the hills beyond. The Tarka Trail runs along the estuary. The wider area is excellent for outdoor pursuits. The Tarka Trail, South West Coast Path, Torridge Estuary and beaches around Westward Ho!, Instow and Northam are all readily accessible.

You're essentially getting a country location on the edge of Bideford, rather than having to drive a long way for everything. The nearest convenience store is approximately 1 mile, a supermarket at around 1.4 miles and Bideford College at about 1.4 miles. Bideford, itself, provides the usual range of shops, supermarkets, cafés, restaurants, pubs, doctors, dentists and other services.

Directions

From Bideford Quay, with the River Torridge on your left, proceed towards Torrington on the A386. After approximately 0.7 miles, turn right, signposted Littleham. Continue uphill along this road for approximately half a mile, where the private road leading to Hallsannery Farm will be found on your left hand, identified by a nameplate. Follow the private road to where Ash Cottage will be identifiable by a nameplate.

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...

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the team at Bond Oxborough
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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

