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Changing Lifestyles

Bella Vista
Higher Clovelly
Bideford
Devon
EX39 5RR

Asking Price: £410,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Bella Vista, Higher Clovelly, Bideford, Devon, EX39 5RR

A CHARMING DETACHED BUNGALOW OCCUPYING AN IMPRESSIVE PLOT



- 3 Bedrooms (1 En-suite)
- Beautifully presented throughout & thoroughly improved
- Extensive Kitchen / Diner
- Large, light & airy Living Room with wood burning stove
- Situated between rolling green fields & the dramatic North Devon coastline
- Private driveway parking for numerous cars
 - Fully enclosed, south-facing rear garden enjoying far-reaching countryside views
 - No onward chain



Situated amidst rolling green fields and the dramatic North Devon coastline, Bella Vista is a charming 3 Bedroom detached bungalow occupying an impressive plot in the peaceful hamlet of Higher Clovelly.

Presented beautifully throughout, this home has benefited greatly from extensive improvements by the current owners. Notable enhancements include the addition of a brand new, high-quality wooden workshop / shed measuring 16' x 10' (4.88m x 3.05m), which is included in the sale, the outright purchase of previously leased solar panels, and a newly installed extensive composite decking area at the rear.

Entry to Bella Vista is via a five-bar gate leading onto a recently extended private driveway, offering ample off-road parking for multiple vehicles.



Internally, the property boasts generously proportioned living spaces, including 3 spacious double Bedrooms (1 with En-suite facilities), a large and inviting Kitchen / Diner and a bright and airy Living Room complete with a cosy wood burning stove.

However, the standout feature is the south-facing rear garden - fully enclosed and showcasing spectacular countryside views from the brand new raised deck, perfect for relaxation and al fresco dining.

Offering tranquillity, scenic beauty and exceptional value for money, Bella Vista truly provides an idyllic rural lifestyle opportunity, and is available for sale with no onward chain.

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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.



Internal Description

Entrance Hall - 13'5" x 9'2" (4.1m x 2.8m)

UPVC double glazed window and door to property front which opens to a particularly spacious Entrance Hall. Hatch access to loft space. Fitted carpet, radiator, coved ceiling.

Living Room - 18'6" x 13'3" (5.64m x 4.04m)

A spacious, light and airy Living Room with UPVC double glazed window and French doors to the brand new decking which overlooks the rear garden and the fields beyond. Wood burning stove set in brick fireplace and tiled hearth. Fitted carpet, radiator, TV point, coved ceiling.

Kitchen / Diner - 9'1" x 31'6" (2.77m x 9.6m)

An extensive Kitchen / Diner with plenty of space for dining and preparation. UPVC double glazed French doors to property front. UPVC double glazed windows to side and rear of property. Further door to side of property. Equipped with a range of gloss eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and single bowl sink and drainer with mixer tap over. Newly installed, built-in eye-level oven and built-in 4-ring induction hob with extractor canopy over. Space for American style fridge / freezer. Built-in Pantry and Utility cupboard with space and plumbing for washing machine and tumble dryer and housing oil fired boiler. Coved ceiling, radiator, wood effect flooring.

Bathroom - 5'6" x 9'1" (1.68m x 2.77m)

UPVC obscure double glazed window. Bath with hand shower attachment, cabinet mounted wash hand basin and close couple WC. Heated towel rail, extractor fan, vinyl flooring.

Bedroom 3 - 9'10" x 11'11" (3m x 3.63m)

UPVC double glazed window overlooking front garden. Fitted carpet, radiator, coved ceiling.

Bedroom 2 - 13'7" x 11'7" (4.14m x 3.53m)

Large UPVC double glazed window overlooking property front. Fitted carpet, radiator, coved ceiling.

Bedroom 1 - 12'10" x 9'1" (3.9m x 2.77m)

UPVC double glazed window and French doors decking which overlooks the rear garden and the views beyond. Fitted wardrobes. Fitted carpet, coved ceiling, radiator. Door to En-suite.

En-suite Shower Room

UPVC obscure double glazed window. Cabinet mounted wash hand basin, shower enclosure and close couple WC. Radiator, extractor fan.

Outside

The property is approached via a 5-bar gate which gives access to the recently extended private driveway providing off-road parking for numerous cars.

There is a lawned garden to the side of the driveway. The property has a raised bank border. There is access to the rear of the bungalow on both sides of the property. On one side is the oil tank and on the other side is a new Workshop / Storage Shed measuring 16' x 10' (4.88m x 3.05m).

To the rear of the property is a lovely, south-facing garden which has dramatic views over the rolling countryside beyond. There is a large, brand new raised deck which provides a wonderful space to sit out and relax and enjoy the surroundings. Steps lead down from the decking to an impressive, fully enclosed lawned garden.

Useful Information

This property has owned solar panels that were installed in 2011 which greatly reduce the cost of the electricity bills and have a feed-in tariff.

This premise is restricted from any business use and, as such, cannot be used for commercial holiday letting. Residential lets are permitted.

The property has mains drainage.

Council Tax Band

D - Torridge District Council

Bella Vista, Higher Clovelly, Bideford, Devon, EX39 5RR

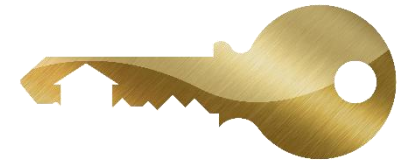
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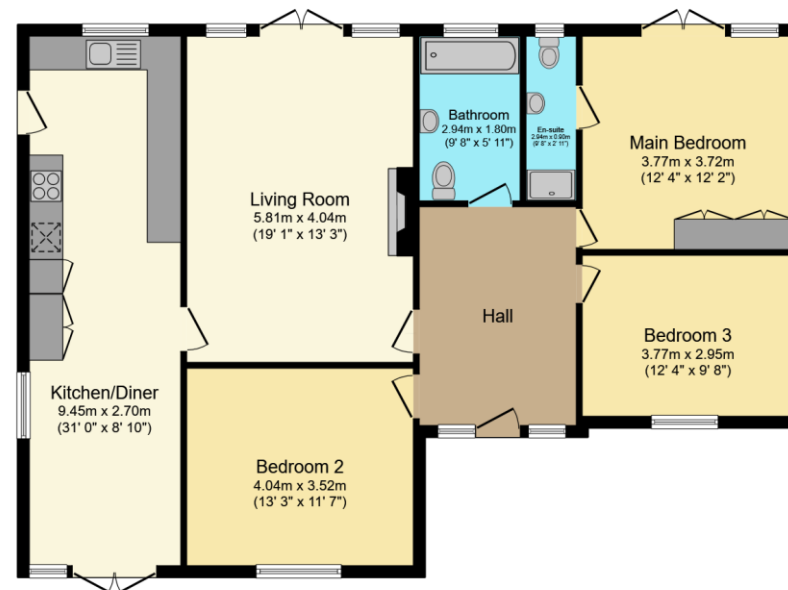
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Floor Plan

Floor area 110.8 m² (1,193 sq.ft.)

TOTAL: 110.8 m² (1,193 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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Directions

From Bideford Quay proceed towards Northam turning left onto the A39 North Devon Link Road signposted Bude. Continue on this road travelling through the hamlets of Horns Cross and Bucks Cross and upon reaching Clovelly Cross roundabout turn right signposted Clovelly. Take the next right hand turning onto Burscott Lane. Bella Vista will be situated a short distance on your right hand side clearly displaying a nameplate.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	