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Changing Lifestyles

Hope Cottage
East Ball Hill
Hartland
Bideford
Devon
EX39 6BU

Asking Price: £425,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Hope Cottage, East Ball Hill, Hartland, Bideford, Devon, EX39 6BU

A BEAUTIFULLY PRESENTED DETACHED PERIOD HOUSE



- 4 Bedrooms (1 En-suite)
- Spacious Sitting Room & cosy Snug, both with multifuel stoves
- Impressive Kitchen / Breakfast Room
- Formal Dining Room, Utility Room & Wet Room
- South-facing lawned garden with patio
- Rear courtyard with access to a generous cellar / storage space
- Off-road parking for two cars
- Quiet, charming position with riverside walks nearby
- Lane access shared with only one neighbour



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Overview

This beautifully presented 4 Bedroom detached period house enjoys an idyllic setting on the outskirts of the picturesque, unspoilt village of Hartland. Positioned tranquilly amongst trees and woodland, the home is perfect for those seeking serenity, with delightful riverside walks just moments away. Approached via a lane shared with just one neighbour, the property benefits from off-road parking for two vehicles.

Inside, generous accommodation is thoughtfully arranged across two floors, ideal for large families looking for space to grow and relax. Entering through a welcoming Entrance Porch with stylish slate flooring, which continues throughout most of the ground floor, you'll find a spacious Sitting Room complete with a multifuel stove and charming window seat overlooking the garden. A cosy Snug, also boasting a multifuel stove, offers a more intimate retreat. The heart of the home is, undoubtedly, the impressive triple aspect Kitchen / Breakfast Room equipped with quality features including granite work surfaces, a Belfast sink, a built-in double oven, an induction hob with extractor, an integrated fridge / freezer and dishwasher, underfloor heating and a convenient breakfast bar. Adjacent to this is a formal Dining Room - perfect for entertaining. Completing the ground floor is a practical Utility Room and a Wet Room - ideal for outdoor enthusiasts and pets alike.

Upstairs, 4 airy double Bedrooms enjoy pleasing outlooks, complemented by a luxurious 4-piece Family Bathroom. The magnificent Main Bedroom impresses with a vaulted ceiling, built-in wardrobes and an exceptional En-suite featuring a Japanese deep-soaking bath, a walk-in rainfall shower, WC, hand wash basin and underfloor heating.

Externally, the property boasts an attractive front garden with lawn, mature shrubs, fence borders and a sunny south-facing patio - perfect for relaxing. At the rear, a small courtyard leads to a generously sized cellar with power and lighting.

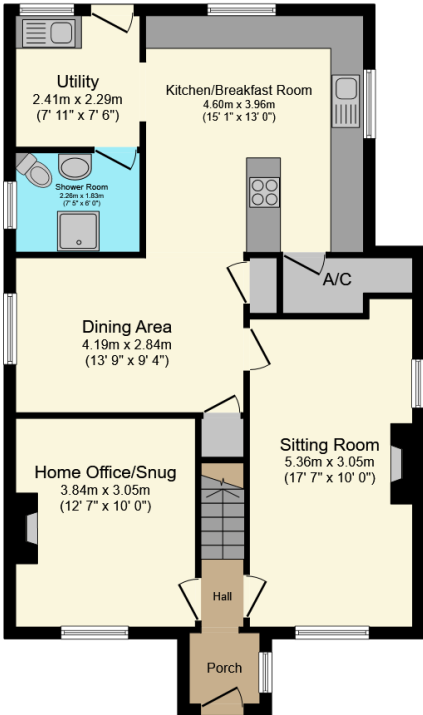
Hope Cottage is ideally suited for families or couples seeking peace in a stunning location, and having previously operated as a successful holiday let, it can be purchased fully furnished via separate negotiation.

Services

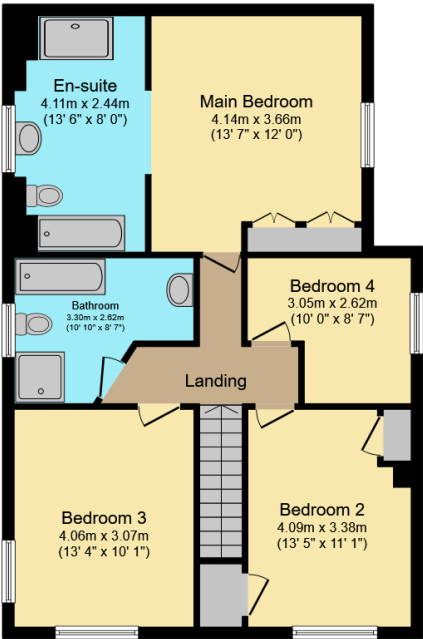
Mains water and electricity
Oil fired central heating
Sewage treatment plant shared with 2 other neighbours
Solar panels are owned by the home and provide reduced energy rates

Council Tax Band

Currently deleted but previously D - Torridge District Council



Ground Floor
Floor area 79.6 sq.m. (857 sq.ft.)



First Floor
Floor area 77.8 sq.m. (837 sq.ft.)

Total floor area: 157.4 sq.m. (1,694 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 towards Northam turning left onto the A39 North Devon Link Road signposted Bude. Continue on this road and upon reaching Clovelly Cross, continue straight on taking the next right hand turning signposted Hartland. Continue on this road into the village. As you enter the village, take the right hand turning into Pengilly Way. Continue on this road and take the right hand turn at the end signposted Ball Hill. Continue down the hill to where the property will be found towards the bottom of the hill 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.

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Please do not hesitate to contact
the team at Bond Oxborough
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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	