



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Tittlemouse  
Hartland  
Bideford  
Devon  
EX39 6AT

**Asking Price: £260,000 Freehold**



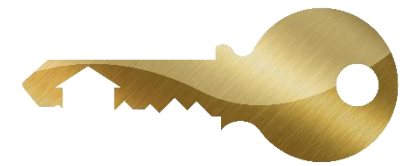
Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



Tittlemouse, Hartland, Bideford, Devon, EX39 6AT

A CHARMING STONE-FRONTED BUNGALOW IN AN AREA OF OUTSTANDING NATURAL BEAUTY



- 2 Bedrooms
- Spacious Living / Dining Room with beams & French doors
  - Well-fitted shaker-style Kitchen with integrated appliances
  - Modern Bathroom
- Peaceful setting with sea views close by
- Enclosed garden with lawn, decking & storage
- 2 allocated parking spaces plus private shed
- An ideal permanent home, holiday retreat or investment



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## Overview

**Tucked away on the outskirts of the highly sought after village of Hartland, within an Area of Outstanding Natural Beauty, Tittlemouse enjoys a wonderfully peaceful countryside setting with sea views available close by. Forming part of a charming complex of similar stone-fronted properties, the Grade II listed bungalow is approached via a gravelled pedestrian pathway providing a delightful sense of arrival. Residents benefit from a large gravelled parking area, and Tittlemouse has 2 allocated spaces along with a useful outside shed – ideal for storing surfboards, bikes or garden tools.**

**The development offers an attractive communal lawned green to the side, a recreational space for all residents to enjoy, while Tittlemouse itself is enclosed by a high picket fence affording an excellent degree of privacy. The garden to the front has been thoughtfully designed for low-maintenance with stone chippings creating a lovely space to relax which is complemented by a small raised lawn. A decked area to the side of the property provides a further space to sit and soak up the peaceful surroundings and birdsong. The garden also has a handy storage cupboard for recycling and outdoor items whilst to the rear of the property there is further communal garden space.**

**Stepping inside, the front door opens directly into a well-presented Kitchen, fitted with cream shaker-style units that perfectly complement the character of the property. Integrated appliances include a double oven and induction hob with extractor over, with further space for a fridge and dishwasher. This leads through to a superbly proportioned Living / Dining Room, full of character with exposed wooden ceiling beams and French doors opening out to the decking, creating a seamless link between indoor and outdoor living.**

**The property offers 2 generously sized double Bedrooms and a stylish, contemporary Bathroom fitted with a freestanding bath with shower over, pedestal wash basin and WC, all finished with modern downlighting. A separate Utility Room adds to the practicality, providing additional work surface, a sink and space for a washing machine, tumble dryer and freezer.**

**Tittlemouse is a truly unique home that balances charm, comfort and convenience in an idyllic location. Whether you are seeking a tranquil permanent residence, an investment opportunity or a delightful holiday retreat, this property is sure to impress. We would highly recommend an early viewing to fully appreciate everything it has to offer. This property is available for sale with no onward chain.**

### Agents Note

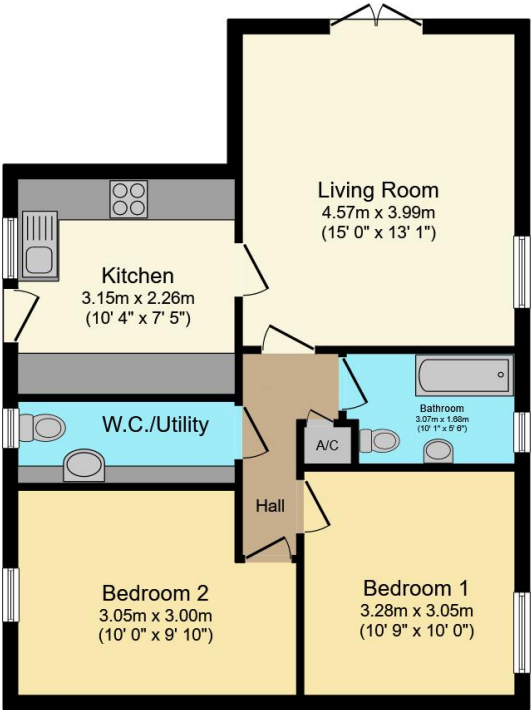
This property is Grade II listed and, as such, is EPC exempt.

It has oil fired central heating, mains water and shared private drainage.

There is an annual service charge of £500.00 for maintaining the communal grounds and sewage system.

### Council Tax Band

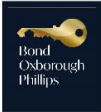
B - Torridge District Council



Floor Plan  
Floor area 63.3 sq.m. (682 sq.ft.)

Total floor area: 63.3 sq.m. (682 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](http://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

Directions to this property can be easily found by using What3words: <https://w3w.co/descended.drawn.congested>

From Bideford, follow the A39 towards Bude, passing through the villages of Ford, Fairy Cross, Horns Cross and Bucks Cross. Continue straight over at Clovelly Cross roundabout and shortly afterwards turn right following the signs for Hartland. Stay on this road for roughly 1.4 miles before turning right again at the signpost for Hartland Point and Lighthouse. Carry on along this lane for about 2.2 miles until you reach Youtree, then turn right once more towards Hartland Point and Lighthouse. After approximately half a mile, the entrance to the property will be found on your left. Drive to the gravelled parking area and use one of the spaces marked for Tittlemouse. An agent will meet you and guide you to the property.

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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# 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](mailto:bideford@bopproperty.com)

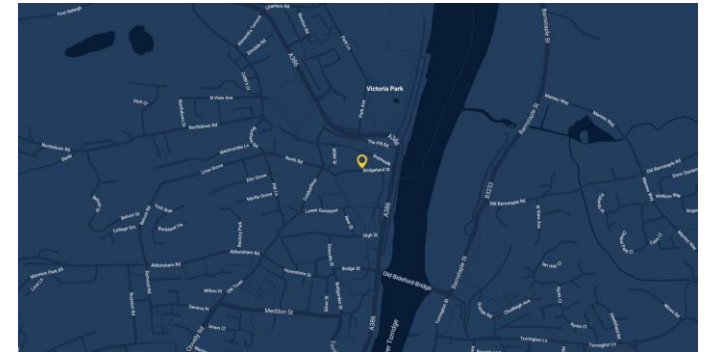
## Have a property to sell or let?

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

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