



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Little Orchard  
Hartland  
Bideford  
Devon  
EX39 6EA

**Asking Price: £515,000 Freehold**



Changing Lifestyles

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

Little Orchard, Hartland, Bideford, Devon, EX39 6EA

## A SPECIAL HOME OCCUPYING AN IDYLIC COASTAL LOCATION



- 5 Bedrooms
- Spacious Lounge with wood burning stove
  - Kitchen with large central island
  - Large Dining Room overlooking the garden
- Useful Utility Room & 2 Ground Floor Shower Rooms
- First Floor Bathroom with his 'n' hers wash hand basins
- Brand new heating & water system by air source heat pump
- Plot extending to approximately a third of an acre
  - Large electric gated driveway for 5 cars
  - Beautiful lawned garden with large patio
  - Particularly spacious Workshop



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## Overview

If you are looking for a genuine change of lifestyle and would like to live in one of North Devon's most beautiful and peaceful locations, then Little Orchard may well be for you.

Hartland is designated as an Area of Outstanding Natural Beauty, and this house certainly enjoys a prime position, located just up from the renowned Docton Mill gardens and tea rooms and within walking distance of Spekes Valley, home to a spectacular 157-foot waterfall that attracts visitors from far and wide. Within a short 10 minute walk, the South West Coast Path can be accessed, offering miles of dramatic coastline, hidden coves and natural waterfalls. A stunning coastal walk of around 45 minutes brings you to the famous Hartland Quay, a location used in numerous TV productions including Rebecca, The Night Manager and Top Gear, while a further section of the nearby coastal path featured in House of the Dragon.

This thoroughly upgraded home occupies a lovely level plot of approximately one third of an acre and has recently been further improved with the installation of an air source heat pump, upgraded plumbing throughout, and the addition of smart electrically operated entrance gates, enhancing both efficiency and security. The property offers plentiful driveway parking for around 5 vehicles, a beautiful lawned garden with large patio areas, and a particularly spacious workshop.

The house itself has excellent kerb appeal and is accessed via a generous covered Entrance Porch. A wide central Hallway provides access to all of the principal ground floor rooms, including a spacious Lounge featuring a wood burning stove and sliding doors opening directly onto the rear garden. This room flows seamlessly into the Kitchen, which is fitted with a large central island, a Flavel range cooker included in the sale, built-in dishwasher, space for an American-style fridge/freezer, a wide range of units and quality granite worktops. Off the kitchen is a useful Utility Room and a modern Shower Room.

The ground floor also benefits from a spacious double Bedroom to the front (a versatile room currently used as a gym), a large Dining Room overlooking the garden, and a further contemporary Shower Room, making the layout ideal for flexible family living or multi-generational use.

Upstairs, there are 4 further Bedrooms. The main bedroom is beautifully presented and fitted with a range of high-quality wardrobes, while bedroom 2 is another impressive double room enjoying a dual aspect and an abundance of natural light. Two further single bedrooms provide ideal accommodation for children, and these are served by a particularly attractive Family Bathroom featuring his and hers wash hand basins.

The rear garden is a real highlight of the property. Predominantly laid to lawn with fenced boundaries, it is wonderfully private thanks to the surrounding mature trees and bushes. A newly laid patio provides an excellent space for relaxing and extends around the side of the house, creating a fantastic area for summer entertaining and barbecues. The scale and setting of the garden really needs to be seen to be fully appreciated. To the side of the house is an impressive corrugated workshop measuring approximately 29'6 x 18'2 (9m x 5.54m), which would make an excellent hobby space or workshop and could potentially be converted to alternative uses such as an Airbnb, subject to the necessary consents.

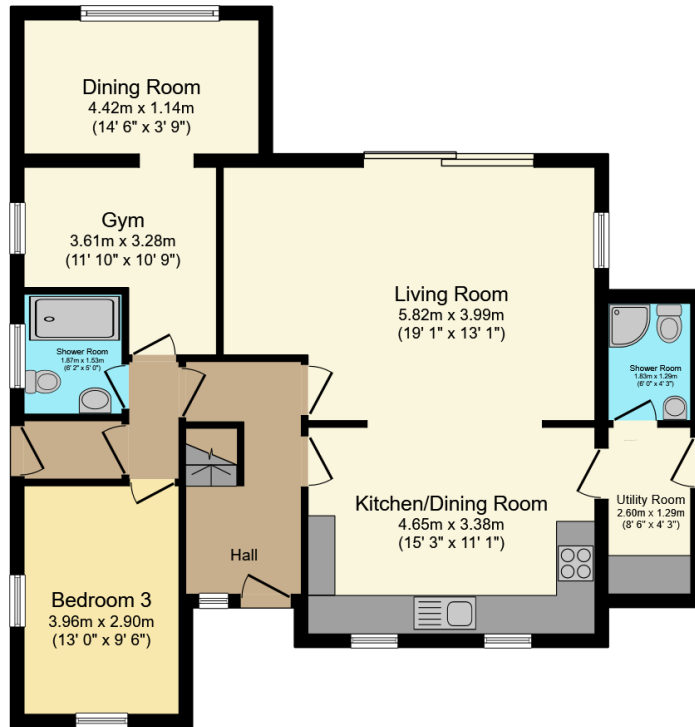
This truly is a special home in an idyllic and unspoilt location, and an early viewing is highly recommended to avoid missing out on this rare opportunity.

### Agents Note

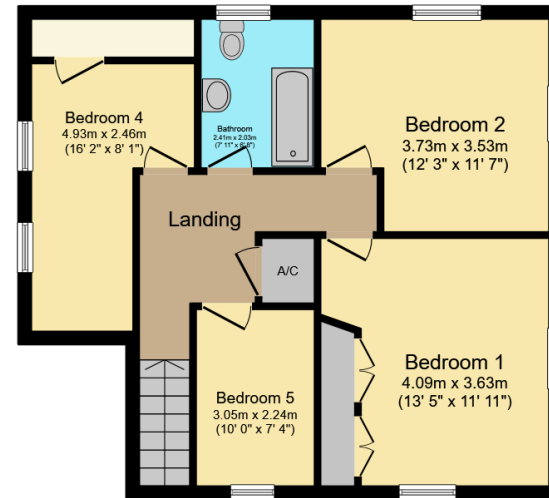
The current vendor's holiday let the house during school holidays. Earning potential for 8 weeks is £20k.

### Council Tax Band

D - Torridge District Council



**Ground Floor**  
Floor area 81.8 m<sup>2</sup> (880 sq.ft.)



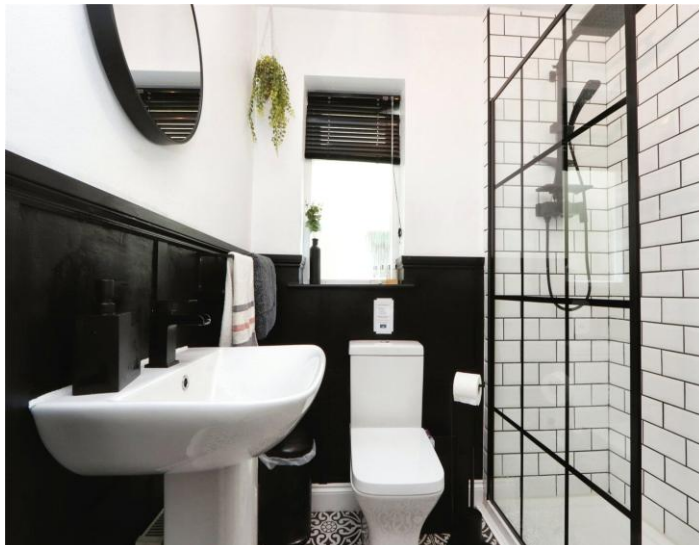
**First Floor**  
Floor area 54.6 m<sup>2</sup> (588 sq.ft.)

**TOTAL: 136.4 m<sup>2</sup> (1,469 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 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 in the direction of Northam to the A39 Heywood Road roundabout. Turn left in the direction of Bude. Drive for approximately 9 miles (past the first turning for the B3248) and after 1.8 miles, take the next right hand turning onto the B3248 to Hartland. After 1 mile, turn left signposted Philham / Elmscott. Continue for approximately 1.6 miles passing both Philham and Greenlake Cross and follow the brown signs to Docton Mill. Descend down a hill and at the bottom turn right. Proceed up the hill to where Little Orchard will be found towards the top of the hill on your left hand side clearly displaying a nameplate.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

