



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Home Farm Cottage  
Hartland  
Bideford  
Devon  
EX39 6DL

**Asking Price: £400,000 Freehold**



Changing Lifestyles

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# Home Farm Cottage, Hartland, Bideford, Devon, EX39 6DL

## AN IMPRESSIVE DETACHED HOUSE OCCUPYING AN IDYLIC COUNTRYSIDE LOCATION



- 4 double Bedrooms
- 2 Bathrooms & Shower Room
- 3 Reception Rooms
- Extensive Kitchen / Breakfast Room opening to the rear garden
- Wonderful rear garden being mainly lawned & arranged over 2 levels
  - Driveway parking
- Garage converted into 2 useful Storage Sheds



Home Farm Cottage occupies an idyllic countryside location in the hamlet of Philham which is not far from the popular coastal village of Hartland.

This house has been dramatically improved by the current owners and has served as a popular and impressive holiday let. The house offers plentiful accommodation across 2 floors with 4 double Bedrooms upstairs served by 2 Bathrooms and a Shower Room. The Ground Floor offers a variety of living spaces with 3 Reception Rooms and an extensive Kitchen / Breakfast Room that opens to the rear garden. The quality of the finish throughout the property is universally impressive.



To the rear of the property is a wonderful garden being mainly lawned and arranged over 2 levels. There are paved and decked seating areas providing space to sit out and enjoy the rural surroundings. The house has driveway parking to either side and there is a large Garage which has been converted into 2 useful Storage Sheds.

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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.





# Internal Description

## **Breakfast Room** - 12' x 9'5" (3.66m x 2.87m)

UPVC double glazed windows and UPVC double glazed French doors to rear garden and property side. Window to Living Room 1. Tiled flooring, down lights, radiator. Door to useful storage cupboard.

Opening to connecting area linking the Breakfast Room to the Kitchen with Breakfast Bar having wooden work surface with space and plumbing for washing machine, cupboards, wine rack and fitted wine cooler below. American fridge / freezer (included in the sale) with fitted cupboards surrounding. Down lights. UPVC double glazed window to rear garden.

## **Kitchen** - 11'10" x 9'1" (3.6m x 2.77m)

UPVC double glazed window overlooking the rear garden. Equipped with a range of wooden work surfaces with splashbacking. Double sink unit with mixer tap over. A range of duck egg blue cabinets with matching drawers. Central Island with cupboards below and wooden work surface. Integrated dishwasher. Induction cooker with 5-ring hob (included in the sale) with extractor canopy over. Tiled flooring, down lights. Wooden stable door to Dining Room.

## **Dining Room** - 12'1" x 12' (3.68m x 3.66m)

UPVC double glazed windows and French doors to rear garden. Ample space for large dining table. Wood block effect flooring, down lights, radiator. Wooden door to Utility Room.

## **Utility Room** - 8' x 4'2" (2.44m x 1.27m)

Window to property side. Sink unit and work surface with cupboards below.

## **Living Room 2** - 15' x 12'1" (4.57m x 3.68m)

UPVC double glazed window to property front and 2 UPVC double glazed windows to property side allowing for plentiful natural light.

Stone open fireplace with stone hearth. Down lights, TV point, radiator, wood block effect flooring. Wooden stairs rising to First Floor.

## **Snug** - 13'9" x 8'11" (4.2m x 2.72m)

2 UPVC double glazed window to property front - 1 being a porthole style window. Useful understairs storage cupboard. Useful shelved understairs recess. Down lights, TV point, radiator. Wood block effect flooring. Opening to Kitchen.

## **Inner Hallway**

Carpeted stairs rising to First Floor. Tiled flooring.

## **Living Room 1** - 13'6" x 13'3" (4.11m x 4.04m)

A lovely room with UPVC double glazed window to property front and window to Breakfast Room. Large inglenook stone fireplace with large open fire set on a large slate hearth. Useful shelved recess. Fitted carpet, down lights, radiator.

## **Bedroom 1** - 14'10" x 10'7" (4.52m x 3.23m)

A spacious Main Bedroom with 2 UPVC double glazed windows enjoying views over the surrounding hamlet and countryside. Fitted carpet, down lights, radiator.

## **First Floor Landing**

UPVC double glazed window to property side. Hatch access to loft space. Door to airing cupboard housing hot water tank with slatted shelving above. Fitted carpet.

## **Shower Room**

A lovely new suite comprising large double shower enclosure with rainforest head shower, close couple WC and cabinet mounted wash hand basin. Heated towel rail, half tiled walls, tiled flooring, down lights, extractor fan. UPVC obscure double glazed window.

## **Bathroom**

Rolltop bath with central taps, close couple WC and wall mounted wash hand basin with splashbacking. Down lights, heated towel rail, tiled flooring. UPVC obscure double glazed window.

## **Bedroom 3** - 12' x 10' (3.66m x 3.05m)

UPVC double glazed window overlooking the rear garden. Useful wall mounted clothes rail. Fitted carpet, radiator, down lights.

## **Additional Landing space**

UPVC double glazed window. Hatch access to loft space. Door to useful airing cupboard. Fitted carpet, down lights.

## **Bathroom**

UPVC double glazed windows to rear garden. Close couple dual flush WC, pedestal wash hand basin and bath with shower attachment and half height wall tiling. Radiator, down lights, tile effect flooring.

## **Bedroom 2** - 14' x 10'7" (4.27m x 3.23m)

UPVC double glazed windows to property front and rear allowing for plentiful natural light. 2 useful shelved recesses. Fitted carpet, radiator, down lights.

## **Bedroom 4** - 13'5" x 8'10" (4.1m x 2.7m)

UPVC double glazed window to property front enjoying countryside views. Built-in double bunk-beds. Down lights, fitted carpet, radiator.

## **Outside**

The property fronts directly onto a quiet lane that runs through the small hamlet.

As you face the building, to the left there is a hardstanding that provides parking for 1 vehicle and there is a gate here to the rear



garden as well as a door to the Utility Room from here as well. The property is fronted by a low stone wall which provides useful space for the storage of bins. To the far side of the property is another and large hardstanding providing off-road parking for 2 cars and leading to the Garage which has now been converted into 2 very useful Storage Sheds.

The rear garden is of a very good size and is fully enclosed with fencing. It is predominately lawned over 2-tiers with attractive raised shrub borders. Pedestrian gates on both sides of the property lead to the property front. To the side of the lawn is a lovely patio providing a great space to sit out and this leads to a raised decked area - from here there is a door to an enclosed part of the garden which houses the oil tank for the property.

There is plentiful outside lighting as well as the oil fired boiler and an outside shower.

It is considered that the garden is a real feature of the property and is a lovely space to be enjoyed.

### **Storage Shed 1 - 9'10" x 15' (3m x 4.57m)**

The front door has been converted into a window. Pedestrian door to the Garage. Useful overhead storage space. Power and light connected. Window to Storage Shed 2.

### **Storage Shed 2**

Of a small size. Windows to garden. Housing water filtration system for the property. Power and light connected.

### **Useful Information**

This property has oil fired central heating.

This property has private drainage via a septic tank.

### **Council Tax Band**

Currently deleted. Previous Band E - Torridge District Council





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**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Directions

From Bideford Quay proceed to the A39 Heywood Road roundabout and turn left towards Bude. Drive approximately 12 miles (past the first turning for the B3248) and take the next right hand turning onto the B3248 at Baxworthy Corner (large green sign on A39) to Hartland. After 1 mile, turn left signposted Philham / Elmscott. Carry on at Philham Cross turning left towards Philham. Proceed into the Hamlet of Philham to where Home Farm Cottage will be situated on your left hand side clearly displaying 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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# We are here to help you find and buy your new home...

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## 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

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

