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Changing Lifestyles

28 Fore Street
Hartland
Bideford
Devon
EX39 6BE

Asking Price: £165,000 Freehold

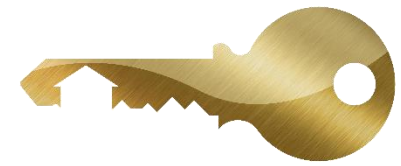


Changing Lifestyles

01237 479 999
bideford@boproperty.com

28 Fore Street, Hartland, Bideford, Devon, EX39 6BE

A CHARMING MID-TERRACE HOUSE



- 2 Bedrooms
- Accommodation arranged over 3 floors
- Open-plan Sitting Room & Kitchen - perfect for entertaining or relaxing
- Lower Ground Floor Shower Room & Utility Room
- Far-reaching countryside views
 - Allotment-style garden
 - Workshop & 2 stone-built Sheds
- Nearby enclosed off-road parking space
- This property offers a unique opportunity to create a bespoke home



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Overview

Nestled in the heart of the picturesque village of Hartland, this charming mid-terrace house has been cherished by the same family for over 150 years. Spanning 3 floors, the property offers a unique opportunity to create a bespoke home, with its current layout providing a flexible foundation for modernisation and improvement. A particular feature is the far-reaching countryside views.

Ground Floor

Open-plan Sitting Room and Kitchen: The Ground Floor welcomes you with a spacious open-plan Sitting Room and Kitchen, perfect for entertaining or relaxing. The open layout allows for creative reconfiguration to suit your lifestyle.

First Floor

2 Bedrooms: The First Floor features 2 well-proportioned Bedrooms. The Principal Bedroom includes an En-suite Cloakroom and there is potential to incorporate a full Bathroom on this level.

Versatile Space: The current layout is ideal for those looking to personalise their living space.

Lower Ground Floor

Shower Room and Utility Room: Accessible via a second staircase from the Kitchen, the Lower Ground Floor houses a practical Shower Room and a separate Utility Room. This area provides additional storage and functional space.

Rear Access: A door leads to the rear of the property, where situated in a row of similar outbuildings, you will find 2 stone-built sheds and an allotment-style garden complete with a useful workshop.

Exterior

Garden and Workshop: A short walk from the property you will find an allotment-style garden, providing a green haven for gardening enthusiasts. The included workshop is ideal for DIY projects or additional storage.

Parking: A nearby enclosed parking space offers convenient off-street parking for one vehicle.

Location

Situated on Fore Street, this home is a quintessential example of Devon village charm. Hartland is renowned for its scenic beauty and community atmosphere. The village boasts a mix of period properties, including quaint cottages and substantial houses reflecting traditional Devon architecture.

Nearby Attractions

Hartland Abbey: A historic estate with beautiful gardens.

Hartland Quay: A dramatic coastal area offering stunning sea views.

South West Coast Path: Famous for its breathtaking views and excellent walking opportunities.

This property is an ideal blank canvas for those looking to infuse their personal touch into a home steeped in history. With its prime location and potential for modernisation, it promises to be a delightful residence in one of Devon's most charming villages.

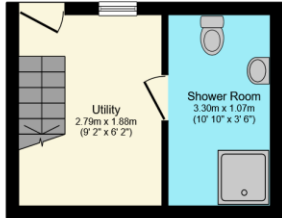
Council Tax Band

B - Torridge District Council

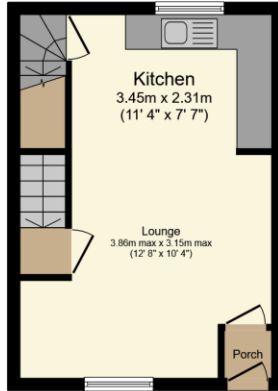


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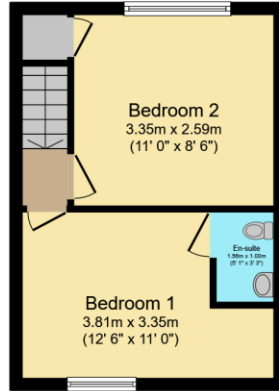
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Lower Ground Floor
Floor area 14.3 m² (154 sq.ft.)



Ground Floor
Floor area 27.2 m² (293 sq.ft.)



First Floor
Floor area 27.2 m² (293 sq.ft.)

TOTAL: 68.8 m² (740 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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. Passing School Lane on your right hand side, continue onto Fore Street to where number 28 will be found on your left hand side clearly displaying a numberplate and For Sale notice.

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.

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 able 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.