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## Honeysuckle Cottage, Hartland Bideford, EX39 6EH

Individual character barn conversion located in one of North Devon's prestigious coastal locations

Hartland Village 2.5 miles, Bude 13 miles, Bideford 14 miles, Barnstaple 23 miles

• Character barn conversion • Tranquil rural position • 2 bedrooms • Indoor swimming pool • Large garden • Off street parking • No onward chain •

**Guide price £249,950**

Cornwall | Devon | Somerset | Dorset | London



## SITUATION

Honeysuckle Cottage is idyllically situated in the pretty hamlet of Tosberry, located about five minutes driving distance from the village of Hartland with its thriving community. Located close to the rugged North Cornish and Devon coastline, set within the North Devon AONB (Area of Outstanding Natural Beauty) which has breathtaking cliff top coastal walks and beaches. Hartland is also a famous filming location and has been used in television programmes such as BBC dramas like *Pride & Prejudice* and *The Night Manager*, which was filmed close to Hartland Abbey, also renowned to be popular with the Royal Family. Nearby popular beauty spots include Welcombe Mouth, Hartland Quay and Hartland Point Lighthouse along with popular tourist attractions including Stanbury Mouth and Bucks Mills. Hartland provides a host of local amenities including a place of worship, village shop, cafe, popular local Inns, Post Office and a primary school.

The port and market town of Bideford is around 14 miles away and has a wider range of amenities including schooling for all ages and five supermarkets. The coastal town of Bude is also approximately 13 miles away offering a comprehensive range of shopping, schooling and recreational facilities. The regional centre of Barnstaple is approximately 23 miles away and offers all the areas main business, shopping and commercial venues.

There are also good transport links via the A361 link road which connects the motorway network at junction 27 of the M5 and the A39 into Cornwall.

## DESCRIPTION

A rare opportunity to acquire this individual character barn conversion located in one of North Devon's prestigious coastal locations. The property is located in the peaceful hamlet of Tosberry within a courtyard of properties. The spacious accommodation comprises kitchen/ breakfast room, sitting room, two double bedrooms and family bathroom. The highlight of the property is the attached indoor heated swimming pool, making an ideal holiday let/ investment opportunity, or family home.

Outside, there is a large rear garden accessed via the side of the property and space to front, including parking for two vehicles.

The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan, but comprises in brief:

## HOLIDAY LETTING POTENTIAL

This residential property is currently being used as a successful holiday let and is advertised through the owners website [countrycottageplus.uk/honeysuckle](http://countrycottageplus.uk/honeysuckle)

Please contact Stags Bideford on 01237 425 030 for further details.



## ACCOMODATION

Entrance via wooden door into hallway. Doors lead into the kitchen/breakfast room which has a range of wall mounted cupboards and drawers, with roll top work surfaces over and slate splash backs. There is also space for an electric cooker with extractor hood over, space and plumbing for a washing machine, dishwasher, fridge and freezer. The room is light and airy with a window to the front and two original windows looking to the rear with ample space a table and chairs.

The pool room can be accessed from the the kitchen/breakfast room. The swimming pool is heated and would be ideal for children and adults alike, whether on holiday or as a main residence, with windows to the front and a fully tiled floor. If desired, a rear door could be created, subject to planning consents to allow access out to the rear garden.

The sitting room has two windows to the front and space for an electric fire. From the hallway, stairs rise to the first floor with a large storage cupboard beneath the staircase. The spacious first floor landing has two cupboards and doors that lead into the two double bedrooms and family bathroom comprising bath with a shower over, low level WC and wash hand basin.

## OUTSIDE

The property is approached via a shared entrance with two parking spaces allocated to Honeysuckle Cottage. To the

front, is an area of lawn and pathway leading to the front door. To the side, is a pathway providing access to the rear garden. The rear garden is surprisingly generous in size and is currently laid to lawn, enclosed by wooden fencing. There is also gravel area which would be ideal for BBQs and outdoor seating.

## SERVICES

Private drainage and water supply. Oil fired central heating for the property and swimming pool, with the wall mounted oil boiler located in the kitchen. Solar panels.

## LOCAL AUTHORITY

Torridge District Council.

## VIEWING

Strictly by appointment with Stags Bideford 01237 425030.

## DIRECTIONS

Travelling South on the A39 from Bideford, at Clovelly Cross roundabout go straight across, continuing on the A39. Ignore the first three turnings signposted towards Hartland, taking the next turning right signposted Elmscott and over the cattle grid. Continue on this road for approximately 1.5 miles until you reach the hamlet of Tosberry. As you enter the hamlet, the entrance to Honeysuckle Cottage can be found on your left. Proceed into the courtyard area and the cottage is on the left, identified by a slate name plate.





Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft  
(Including Swimming Pool)

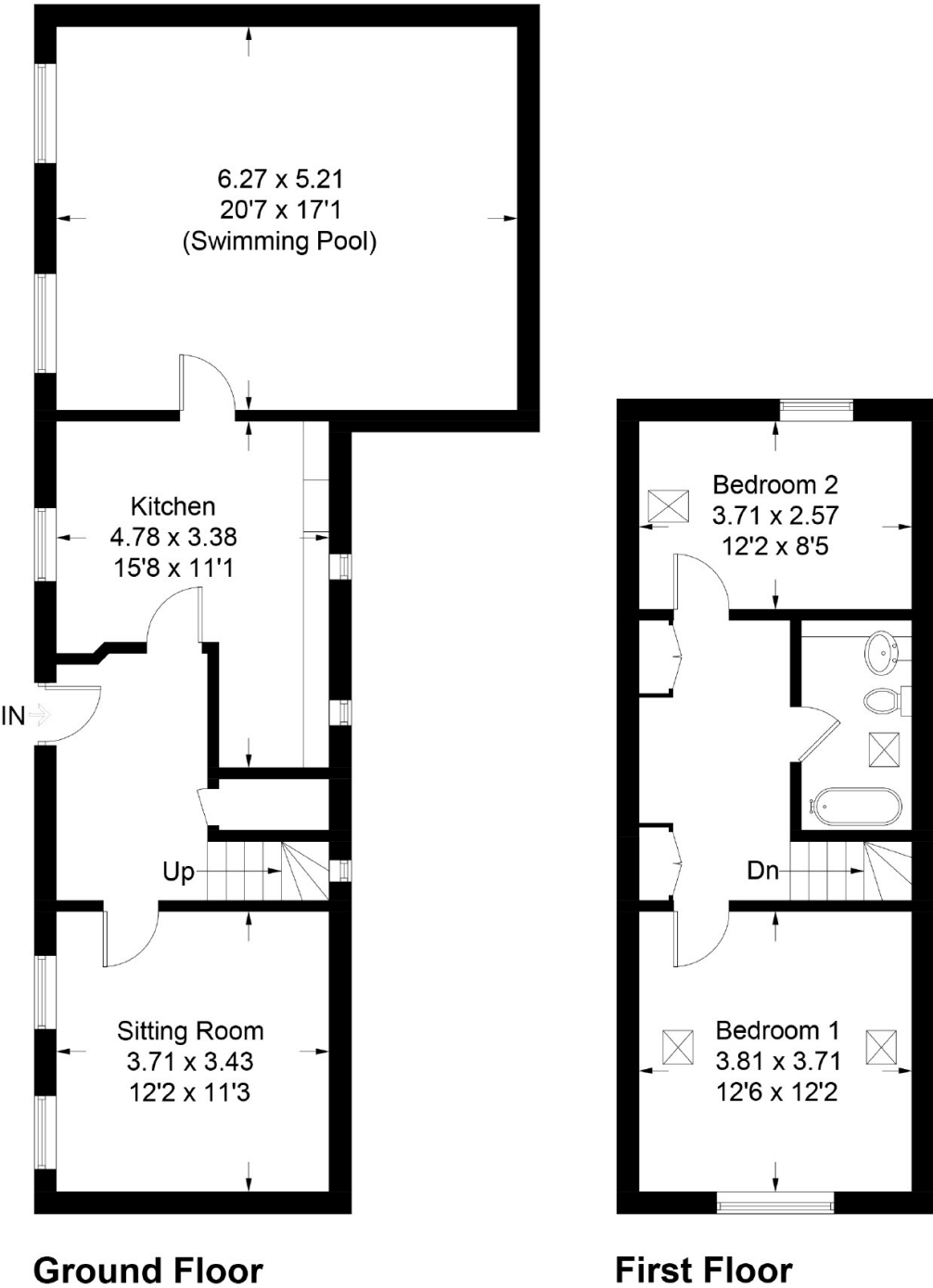


Illustration for identification purposes only, measurements are approximate,  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	62	79
EU Directive 2002/91/EC		