



Situated in a delightful unspoilt rural location and suiting those seeking seclusion and privacy a very spacious 4 bedroom Semi-Detached Cottage with 3 good sized reception rooms together with an adjoining 2 Bedroom Cottage both set in 0.6 of an acre plot of Gardens Orchard and Detached Double Garage. LPG Gas central Heating and some Night Storage heaters, Solar Panels, UPVC double glazing.



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End Cottage & Corner Cottage, Elmscott,
 Hartland, Bideford, Devon, EX39 6ES | Guide
 Price £700,000

Directions to Find: From Bideford proceed out of town towards the A39 link road turning left sign posted to Bude and Clovelly, continue along the A39 passing through the villages of Fairy Cross, Horns Cross, Bucks Cross and Clovelly Cross, ignoring the next right turn to Hartland and continue on towards Bude. After a mile and a half take the next right turn signed Hartland. Continue on for 3/4 of a mile and at the next Thatched cottage turn left signed Elmscott after a further 1 1/2 miles bear left also signed Elmscott, continue on for a further 1 1/2 miles passing by Docton Mill and End Cottage will be found on the left. What3words: struck.tradition.learn

Briefly the Properties offer: End Cottage Entrance Hall, very Spacious Lounge with inglenook fireplace and woodburner, Sitting Room large Kitchen, Dining Room Utility room , Shower Room , Large Landing 4 good sized bedrooms Bathroom and separate Cloakroom. Corner Cottage. 18'Kitchen/Diner, Lounge, Landing 2 good sized bedrooms and Bathroom. This cottage is currently Let on an Assured Shorthold Tenancy at a rent of £595 PCM.

The property enjoys a tranquil position within three and a half miles of the village of Hartland, which has a thriving community and an excellent range of amenities including cafes, local shops, Post Office, pubs and a restaurant, medical centre and a primary school. The area is renowned for its stunning coastal walks and breath-taking coves, as well as popular beauty spots including Clovelly, Welcombe Mouth, Bucks Mills, with local attractions including Hartland Abbey and Hartland Quay. There are also safe and sandy beaches within easy reach at Bude and Westward Ho!, the latter of which adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. The regional towns of Bideford (12 miles) and Bude (17 miles) offer a more comprehensive range of amenities including schooling for all ages, banks, supermarkets and other amenities.

The regional centre of Barnstaple is around 20 miles away, and offers all the area's main business, commercial, leisure and shopping venues. The properties would suit either a 2 family occupancy or those seeking a useful

End Cottage:

Entrance Porch:

Sitting Room: 16' 1" x 13' 5" (4.90m x 4.09m) UPVC double glazed window, Inglenook with Gas fire (Non Functional)

Lounge: 24' 10" x 16' 0" (7.56m x 4.87m) Large inglenook fireplace with Woodburning stove, Double aspect UPVC double glazed windows one being a bay. 2 radiators

Kitchen/Breakfast Room: 18' 1" x 14' 4" (5.51m x 4.37m) Fitted with a range of sage green painted base and wall cupboards with stainless steel sink, integrated oven 4 ring gas hob and filter, further range of worktops with Rayburn (Non Functional), UPVC double glazed window. Spotlights

Utility room: 8' 1" x 5' 5" (2.46m x 1.65m) Stainless steel sink unit, wall mounted LPG boiler feeding hot water and central heating, UPVC double glazed rear door off, Shelved larder

Rear Hall: Night storage radiator, UPVC double glazed windows and rear door off

Shower Room: 6' 2" x 6' 0" (1.88m x 1.83m) Fitted with a 3 piece suite comprising Shower cubicle wash hand basin and low level WC. UPVC double glazed window.

Dining Room: 11' 9" x 9' 7" (3.58m x 2.92m) Double aspect UPVC double glazed windows one being a bay, radiator

First Floor Landing:

Bedroom One: 16' 0" x 13' 6" (4.87m x 4.11m) UPVC double glazed windows, night storage heater

Bedroom Two: 15' 5" x 11' 6" (4.70m x 3.50m) Double aspect UPVC double glazed windows radiator, Built in pine wardrobes.

Bedroom Three: 13' 0" x 10' 4" (3.96m x 3.15m) Double aspect UPVC double glazed windows radiator Built in pine wardrobes.

Bedroom Four: 16' 2" x 12' 0" (4.92m x 3.65m) UPVC double glazed window radiator

Bathroom: 9' 0" x 6' 2" (2.74m x 1.88m) Fitted with a 4 piece peach suite comprising modern panelled bath with shower glass and mixer shower attachment, wash hand basin low level WC and Bidet. UPVC double glazed window, radiator.

Cloakroom: 5' 1" x 4' 10" (1.55m x 1.47m) Fitted with a 2 piece suite comprising Low level WC and wash hand basin with tiled surround and light/shaver point, radiator. UPVC double glazed window

Outside: Large lawned gardens and driveway to detached double garage with electric up and over door 24'7" x 19'6" side door off Pathway leading to a large further area of lawn and Orchard

Corner Cottage:

Kitchen Diner: 18' 9" x 6' 9" (5.71m x 2.06m) Double aspect UPVC double glazed windows and door off, Fireplace housing Solid fuel Rayburn, range of fitted base and wall cupboards with plumbing for washing machine to one side

Lounge: 17' 0" x 12' 2" (5.18m x 3.71m) Fireplace housing woodburning stove, double aspect UPVC double glazed windows, understairs cupboard, night storage radiator

First Floor Landing:

Bedroom One: 17' 6" x 8' 7" (5.33m x 2.61m) Quantum electric radiator, double aspect UPVC double glazed windows, loft access, built in over stairs cupboard

Bedroom Two: 11' 4" x 9' 10" (3.45m x 2.99m) UPVC double glazed window

Bathroom: 8' 7" x 6' 1" (2.61m x 1.85m) Fitted with a white three piece suite comprising modern panelled bath with Mira electric shower over, wash hand basin and low level WC, heated towel rail built in airing cupboard with factory lagged cylinder with immersion, UPVC double glazed window

Outside: Side parking area and gated access to lawned rear Garden further Vegetable garden Outside storage shed and woodstore Greenhouse. The total gardens and Orchard extend to 0.6 of an acre

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