



The Gables
Stoke, Hartland, Devon EX39 6DU

Price Guide: £600,000

HARDING & CO
ESTATE AGENTS & VALUERS

A large 5 bedroom detached family house within the quiet, picturesque village of Stoke, very close to Hartland Quay, Hartland village amenities and some of the most beautiful countryside and coastal walks. The house is extremely spacious and briefly includes 5 generous bedrooms (2 en-suite) family bathroom, galleried landing, two reception rooms, a superb open plan kitchen/dining room with high quality units and worktops including an island unit plus a cloakroom and utility room.

This wonderful property also boasts a beautiful large garden which is predominantly south facing lawn with a timber shed and summerhouse, vegetable garden and some lovely areas to dine including a patio and deck. There is plenty of off road parking and a large garage.

Stoke is a rugged, windswept hamlet located on the dramatic Hartland Peninsula in North Devon. Characterized by wild cliffs, ancient woodlands, and traditional stone cottages, it lies near the spectacular South West Coast Path and sits midway between Hartland Abbey and Hartland Quay. It is known for its picturesque rural setting and traditional English countryside charm.

Hartland village features pubs and eateries, as well as regular markets and has been the social hub for the whole peninsula for thousands of years and is packed with history which is obvious from the shops, cafés and more that can be found there. During the summer, there is an annual art trail where local artists open their studios to visitors, other regular festivals include food and music events.

Entrance Door to Hallway;

Kitchen/Dining Room
20'6" (4.74m) x 15'6" (4.73m)

Living Room
17'9" (5.43m) x 14' 7" (4.45m)

Utility Room
8'5" (2.58m) x 5'10" (1.79m)

Shower Room
8'5" (2.58m) x 5'2" (1.59m)

Stairs to First Floor

Bedroom One
14'7" (4.46m) x 14'0" (4.28m)

Ensuite Shower Room
10'5" (3.19m) x 5'0" (1.52m)

Bedroom Two
11'11" (3.65m) x 9'0" (2.75m)

Bedroom Three
11'7" (3.53m) x 11'7" (3.53m)

Bedroom Four
11'1" (3.38m) x 8'7" (2.62m)

Bedroom Five
11'0" (3.36m) x 8'7" (2.63m)

Family Bathroom
10'8" (3.26m) x 5'10" (1.79m)

Garage
17'8" (5.38m) x 11'3" (3.45m)

Outside

Lovely large south facing garden with lawned areas and mature shrubs, on all four sides, initially accessed via a 5 bar gate onto a private driveway. There is a timber shed and summerhouse, vegetable garden and some lovely areas to dine including a patio and deck.

Energy Performance Rating: D

Council Tax Band: E. Torridge Council

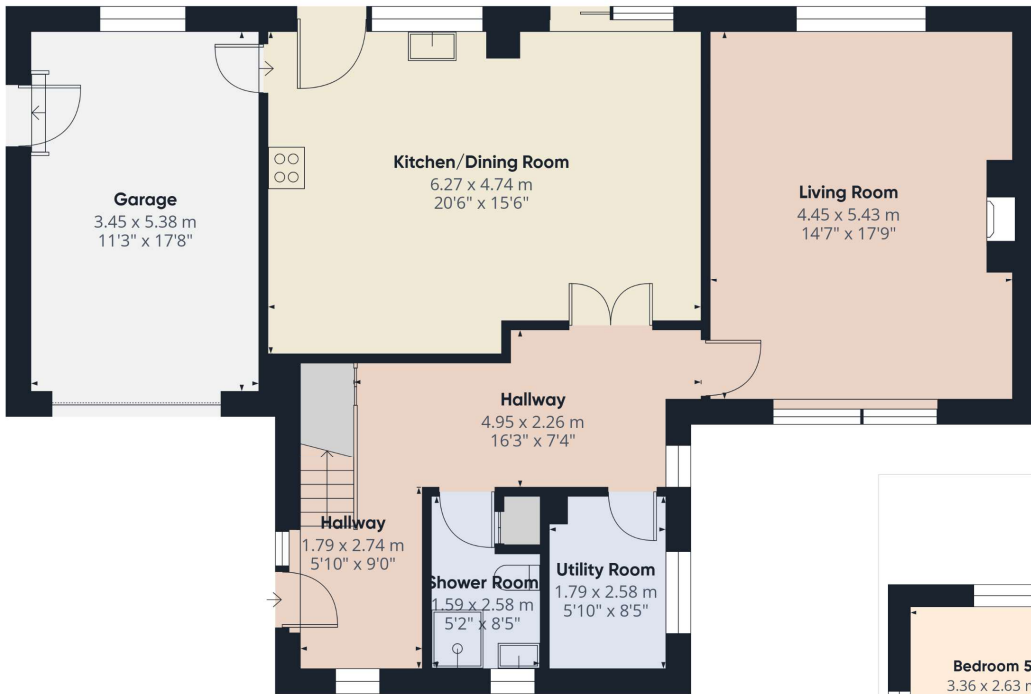
Services

Oil central heating, PVCu double glazing, mains water, electric and drainage. Underfloor heating in the kitchen and hall. Solar panels owned with battery storage and feed in tariff.

Directions

From Bideford proceed along the A39 Atlantic Highway towards Bude. After passing the roundabout at Clovelly take the next turning off the A39 signposted to Hartland. Drive along the country lands and through the village. Follow the signs to Stoke on West Street and continue on this road and as you enter Stoke take the second left and the property can be found half way up the hill, 3rd property on the left.





Floor 0



Approximate total area^m
96.5 m²
1038 ft²



Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



Floor 1



Approximate total area^m
86.5 m²
932 ft²

Reduced headroom
2 m²
22 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

HB95 Ravensworth 01670 713330

