



Orchard Cottage



Orchard Cottage

Hartland, Bideford, Devon, EX39 6HB

Hartland village 4.5 miles Clovelly 5.8 Bude 11 miles Bideford
14 miles

**A spacious 5-bed detached bungalow,
with fabulous surrounding views and 3.8
acres**

- 3.8 Acres
- Garage / Workshop
- Pasture & woodland
- Close to the coast
- Council Tax Band 'D'
- 5 Bedrooms
- Large open-plan living room
- Far reaching views
- PV Solar Array
- Freehold

Guide Price £550,000

Situation

The property is situated in an Area of Outstanding Natural Beauty on the stunning Hartland Peninsula. This is an area of spectacular coastline with neighbouring Bursdon Moor, an area of open moorland where one of the last remaining areas of Culm Grassland and diverse wildlife can be found. Bursdon Moor has high and far-reaching spectacular views across the moors and woodland to the coastline beyond. The nearby South West Coast Path is renowned for its wonderful coastal and inland walks, typified by steep valleys, sandy coves and beaches. Hartland village is just over 4 miles away with a thriving community and an excellent range of local amenities including café, shops, Post Office, pubs, medical practice and a primary school. There are churches, a variety of clubs, societies and an award-winning restaurant, 'Pattard'. Popular attractions include Hartland Abbey and Hartland Quay a 16th Century Quay with shipwreck museum, pub and Hotel, and Docton Mill Gardens. Hartland is also a famous filming location as seen in The Night Manager.

The coastal towns of Bideford and Bude offer extensive facilities including further education establishments, banks and other amenities. Barnstaple is around 45 minutes by car with Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away. From Tiverton Parkway, there are regular services to London Paddington, the Midlands, the North, Scotland and the South West.



Description

Orchard Cottage is a deceptively spacious detached bungalow, positioned to take in the fabulous surrounding views together with 3.8 acres of gardens, pasture and woodland. Previous owners have made extensive improvements to the property both inside and out and have significantly increased the energy efficiency.

The accommodation is light, bright and airy comprising spacious open-plan living / dining room which enjoys views over the gardens and land, with diverse countryside and woodland views in the distance. There is a modern fitted kitchen with a range of units, utility/boot room, five bedrooms with the largest of the bedrooms previously converted into a bedroom/playroom, with stunning vaulted ceilings providing considerable and versatile space. In addition there is a family bathroom and shower room making this a wonderful family home. The property still has the potential and space to be extended, if required, subject to planning permissions.

Outside

Externally, there are two entrances, the first provides plenty of driveway parking and leads to the front of the property. The other is a wider entrance and is gives access to the land and outbuildings. To the rear of the property is a lovely South-facing garden that wraps around the property and includes wonderful views and a separate section with raised vegetable beds, a chicken shed with a solid concrete base and greenhouse.

In addition, there is approximately 3.8 acres of level, grassed pasture and woodland including a secure fenced paddock with gates, substantial garaging/workshop with electric roller doors and water connected, which has the potential to convert into an annexe/holiday let subject to obtaining the necessary planning consent. Orchard Cottage is an ideal opportunity for anyone looking for an equestrian-style property, open space for dogs or simply to have land for privacy. Alternatively there is potential, subject to planning, to use the land for camping and caravanning or luxury glamping pods, as the area is perfectly situated between the Devon and Cornwall border to attract holiday makers. Approximate room dimensions and land boundary plan can be found on the accompanying plans.

Services & Additional Information

Mains electricity and water.

Private drainage.

Oil fired central heating

Thermal solar panels for heating water

Multiple solar panels plus battery storage of 18.2 Kw

Traditional brick built with tiled roof

Grazing rights for animals on the nearby Bursden Moor,

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

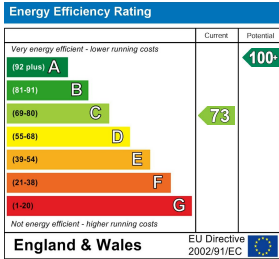
If approaching from the east, after passing over the Torridge Bridge, continue straight over the Haywood Roundabout, continue on the Atlantic Highway (A39), for approx. 10 miles and at Clovelly Cross Roundabout, take the 1st exit and stay on A39. Continue on the A39 for approx another 4.3 miles, and the property will be found on your left.

Postcode: EX39 6HB (Not to be relied upon).

What3words: ///stale.proves.glitter



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4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030



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