STAGS



# Bonneville

Bonneville, Harton Cross, Hartland, Bideford, EX39 6AD







Walking distance of village, Coast 2 miles, Clovelly 3.5 miles, Bideford 13 miles, Bude 15 miles

## Detached bungalow occupying a spacious plot with fine views of the surrounding countryside

- Detached bungalow
- Great views
- Good size plot
- Outbuildings
- Ample parking
- Walking distance to village square
- Freehold
- Council tax band D

## Guide Price £550,000

### SITUATION

The property is situated within a short walk of the popular village of Hartland which lies close to the rugged North Cornish and Devon coastline famed for its many Areas of Outstanding Natural Beauty, with breath-taking cliff top coastal walks and safe bathing beaches. Nearby popular beauty spots include Welcombe Mouth, Hartland Quay, Spekes Mill, Stanbury Mouth and Bucks Mills. Hartland village has a thriving community with an excellent range of local amenities including café, shops, Post Office, pubs, medical centre and primary school. There are churches, a variety of clubs and societies and an award-winning restaurant, Pattard Restaurant. Popular attractions include Hartland Abbey, the lighthouse at Hartland Point, a 16th Century Quay with its shipwreck museum, pub and Hotel, and Docton Mill Gardens. Hartland is also a famous filming location as seen in The Night Manager.

The towns of Bideford and Bude around 15 miles away offer extensive facilities, including further education establishments, banks and other amenities. Barnstaple is around 45 minutes by car. Junction 27 of the M5 and Tiverton Parkway rail station are approximately 90 minutes away. There are regular services to London Paddington, the Midlands, the North, Scotland and the South West.

### DESCRIPTION

Build circa 1978 and entering the market for the very first time, Bonneville is a well presented, detached three bedroom bungalow occupying a spacious plot with ample parking, garage, other outbuildings, splendid private garden, and fine views of the surrounding countryside whilst also being within walking distance of the village square and only a short drive to the SW coastal path.

### ACCOMMODATION

Entrance porch with space for coats, boots etc with door leading into hallway. All three bedrooms benefit from being doubles and the dining room to the front of the house could be used as an additional forth. To the back of the house is the kitchen/diner with includes a range of units, double oven, electric hob and integrated fridge and dishwasher. Space for dining table and access to the utility room with space for white goods, inset sink, door to the garden and access to the garage. Possibly the most impressive room of the house is the triple aspect sitting room which boasts fine views of the countryside and a sliding door to the raised decked terrace and garden. A stylish family bathroom makes up the accommodation and includes tiled flooring, WC, sink and shower enclosure.

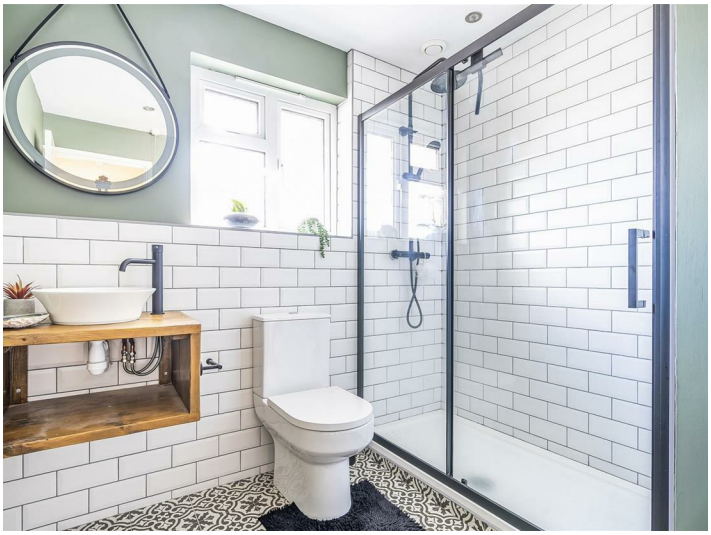
### OUTSIDE

To the front is space for a number of vehicles, motor home, boat etc and single garage with inspection pit and door into the utility room.
The rear garden is generous in size, very private and enjoys wonderful views of the surrounding countryside. Mainly laid to lawn and includes a raised decked area, ideal for outdoor dining. In addition to the garage there is a garden shed, garage and attached workshop.

### PROPERTY INFORMATION

Mains electricity, water and drainage. Oil-fired central heating
Brick build with tiled roof
We understand it could be possible to convert the loft into further accommodation subject to necessary planning permissions.
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.





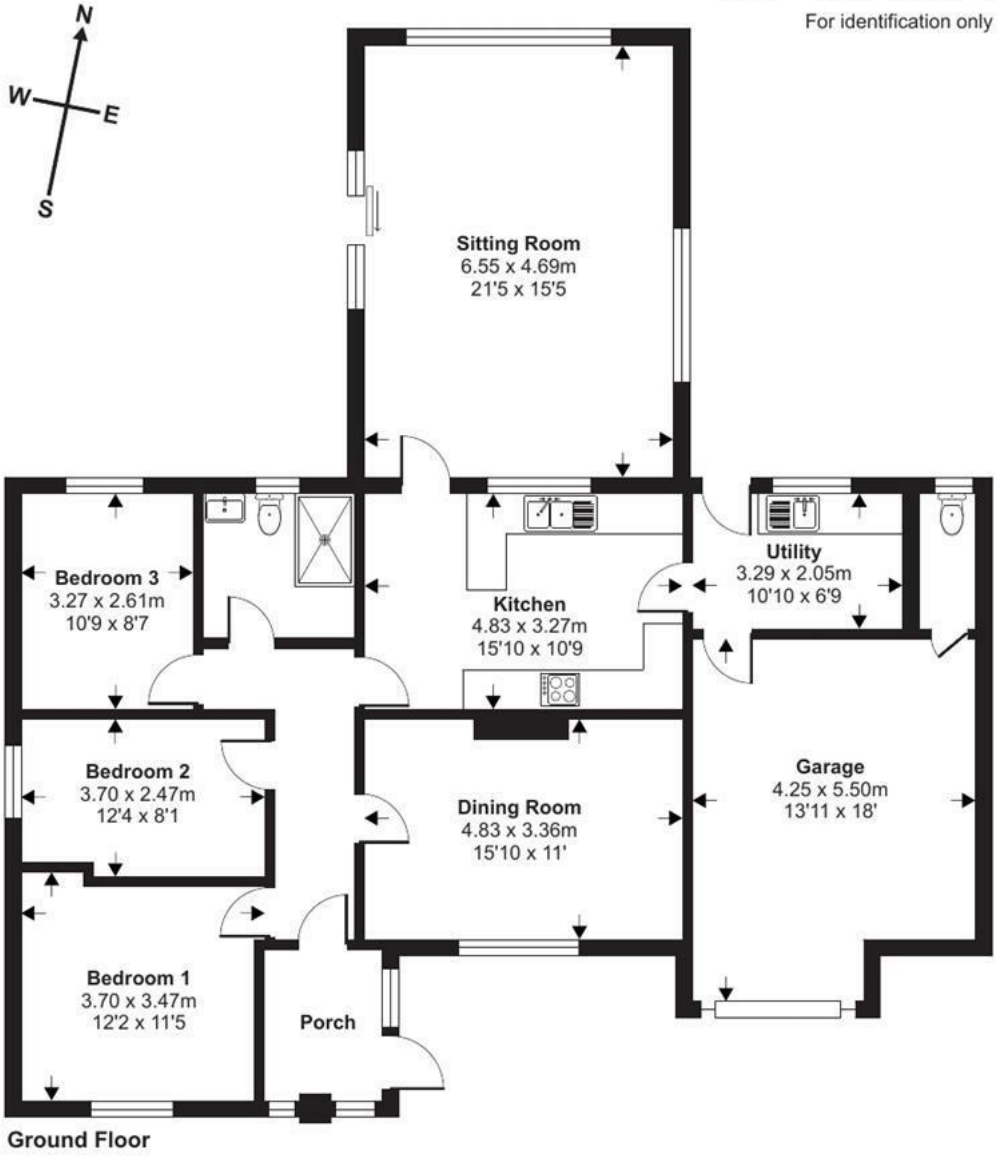






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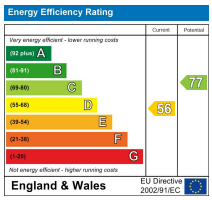
Approximate Area = 1291 sq ft / 119.9 sq m
Garage = 258 sq ft / 23.9 sq m
Total = 1549 sq ft / 143.8 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1262352

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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