



The Tynings
Stoke, Hartland, Devon EX39 6DU

Price Guide: £550,000

Set in the most idyllic of settings and surrounded by the most beautiful gardens is this detached three bedroom single storey country dwelling with gated driveway, two reception rooms, a beautiful well equipped kitchen plus separate utility, large bathroom, lots of outdoor storage and workshop and of course the grounds of roughly 0.3 acre that include a generous lawn, vegetable area and poly tunnel, lots of mature trees and gorgeous flower beds plus many areas to sit, relax and take in the quiet surroundings.

Stoke is a rugged but pretty 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. It is a rural setting yet truly connected to the world with high speed internet, 24 hour deliveries and a short drive to Hartland, providing all the local needs.

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

Living Room

22'8" (6.91m) x 11'3" (3.43m)

Dining Room

10'4" (3.16m) x 9'5" (2.87m)

Kitchen

16'10" (5.14m) x 9'4" (2.86m)

Utility Room

9'6" (2.91m) x 6'1" (1.88m)

Bedroom 1

16'7" (5.08) x 12'1" (3.70m)

Bedroom 2

11'7" (3.53) x 10'2" (3.10m)

Bedroom 3

11'7" (3.54m) x 8'0" (2.45m)

Family Shower Room

8'6" (2.59m) x 7'8" (2.35m)

Outside

To the front of the property there is a gravel drive with parking for several cars. The gardens, approx. 1/3 of an acre, both front and rear offer plenty of seating areas, well maintained lawns and views across open farmland. Raised vegetable beds and poly tunnel. Large timber shed with power and light.

Services

LPG central heating, modern combi boiler, PVCu double glazing, mains water, electric and drainage.

Council Tax Rating: D

Energy Performance Certificate: E

Local Authority is Torridge District Council.

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 lanes and through the village. Follow the signs to Stoke through the village and continue on this road, as you enter Stoke take the first left and proceed up the hill and take the first right hand turn where The Tynings can be found on your right.





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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.

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