



**59 FORE STREET, HARTLAND, EX39 6BD**

**O.I.R.O £215,000**

An inviting & beautifully presented 2 bedroom cottage, lovingly renovated by the presented owners to create a contemporary home within the vibrant village of Hartland, including a sitting room plus superb open plan kitchen/dining room together with loft room and charming enclosed rear courtyard garden.

**59 Fore Street** is a beautifully presented, contemporary home that tastefully incorporates modern refinements while remaining sympathetic to the heritage of this characterful cottage. Set in the heart of the vibrant and popular North Devon village of **Hartland**, it offers the perfect blend of tradition and style.

Thanks to the current owners, the cottage has been transformed into a warm, functional home, with every inch thoughtfully maximised for comfort and practicality.

On the ground floor, an intimate sitting room lies to the front of the property, while a spacious kitchen/diner to the rear enjoys an almost seamless connection with the attractive courtyard garden. The stylish kitchen is well-equipped with integrated appliances.

Upstairs, there are two bedrooms: a comfortable double and a quirky, split-level room that offers both a sleeping area and a study or entertainment space. A cleverly designed shower room and an additional attic room – ideal as a guest room or hobby space – complete the accommodation.

The rear courtyard spans two levels, with thoughtfully planted borders and charming seating areas, providing a peaceful retreat to relax and unwind.

**Services:** Mains electricity, water & drainage.

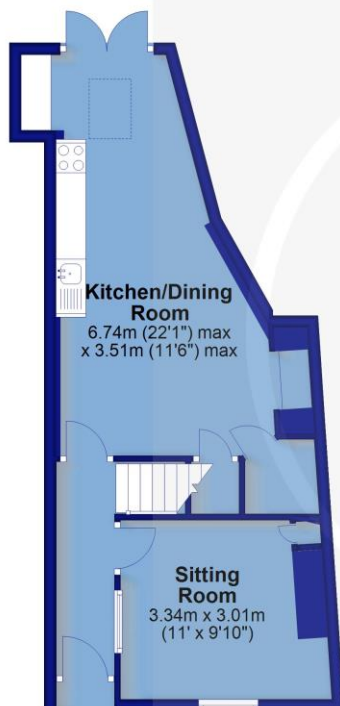
**Energy Performance Certificate:** F (35)

**Council Tax:** BAND A (£1,614.83 per annum)



### Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



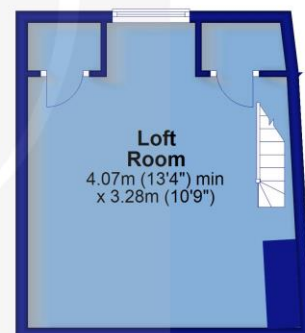
### First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



### Second Floor

Approx. 22.7 sq. metres (244.2 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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