



# Barber's Cottage

12 Market Street, Appledore, Bideford, Devon EX39 1PW

Price Guide £225,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A beautifully presented Grade 2 listed 2 bedroom mid terraced cottage with an enclosed private rear courtyard garden and situated in the heart of Appledore. The cottage has been lovingly restored to a very high standard and benefits from bright and spacious living accommodation, 2 double bedrooms, modern kitchen and a stylish bathroom suite. This lovely property would make a suitable main residence or an ideal holiday home / investment. Viewing highly recommended.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course. Irsha Street is a very popular residential road with two small slipways, and its multicoloured cottages which come in all shapes and sizes. There are two waterside pubs (The Beaver & The Royal George) being within a short walk, and limited parking can be found at various points along the road, or in nearby roads accessed off the alleyways. The long-established right to moor a boat in the estuary, is also another perk to living in this village.



Solid wooden front door to:

#### **Entrance Porch**

Electric meter and fuse box, tiled flooring, dado rail, glazed wooden front door to:

#### **Living Room**

**14'10" (4.5m) x 12'0" (3.6m)**

A lovely bright room with electric flame effect fire, ornate wooden surround and marble hearth, reclaimed oak wooden flooring, storage cupboards, sash window to front, down lighters, radiator, archway through to:

#### **Kitchen/Dining Room**

**15'5" (4.7m) x 11'0" (3.3m)**

A lovely characterful room with wooden glazed double doors to the rear courtyard garden, multi fuel burner and character beams, roll edge work surfaces and eye level and base units, integrated oven and gas hob, ceramic sink with drainer and mixer taps, space for appliances, under stairs storage cupboard, tiled flooring, radiator and down lighters. Stairs arising to first floor.

#### **First Floor Landing**

Doors to bedrooms and bathroom, radiator, large skylight, airing cupboard with slats and Glow worm combi-boiler.

#### **Bedroom 1**

**13'2" (4.0m) x 12'0" (3.6m)**

Large bright double bedroom with sash window to front, walk in wardrobe, exposed beams and radiator.

#### **Bedroom 2**

**10'7" (3.2m) x 9'3" (2.8m)**

A lovely bright double bedroom, sash windows overlooking the rear courtyard, built in wardrobes and radiator.

#### **Bathroom**

**7' 9" (2.36m) x 5' 4" (1.63m)**

A stylish modern white three piece suite with low flush wc pedestal wash hand basin with mixer taps and panel bath with shower over. Part tiled walls, wood effect flooring radiator.

#### **Outside**

To the rear of the property is a beautifully maintained cobbled courtyard garden with raised mature flowerbed, garden storage cupboard.

**Services:** All main services connected.

**Energy Performance Certificate:** C

**Council Tax Banding:** B

**Directions:** From Bideford Quay proceed along Kingsley road to Heywood Road Roundabout; take the second exit, straight across, signed Northam & Appledore. Follow this road uphill and turn right towards Appledore into Churchill Way, follow this road down into the village and for ease, park on the Quay, near the bottom of Bude Street, just after the Johns Stores. As you go up Bude Street, turn right into Market Street. Barber's Cottage can be found on the right hand side.



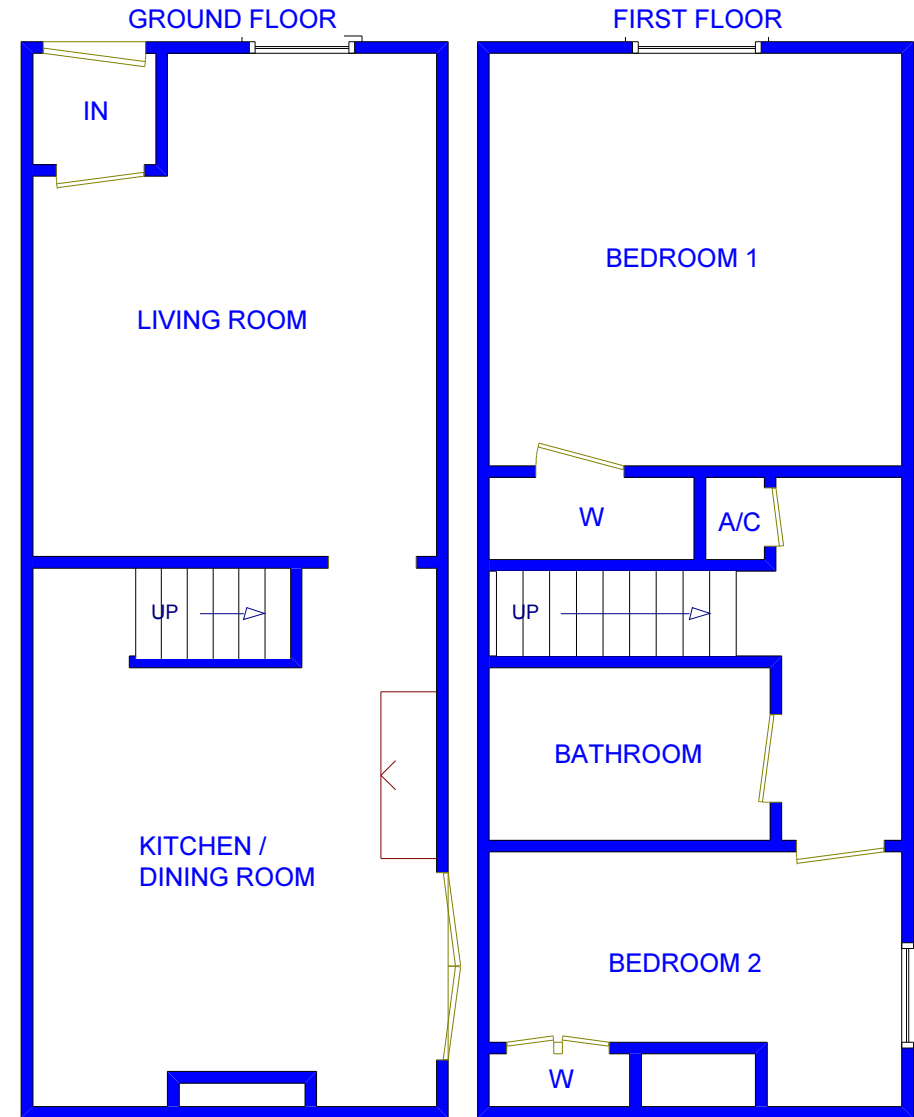
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