22 Meeting Street

Appledore, Bideford, Devon EX39 1RJ

Price Guide: £545,000

HARDING & CO
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A charming double fronted Grade 2 listed, spacious village house with 4 beds, a detached 1 bed two storey annexe, parking space and lovely estuary views to the front, offering, in fact, all the qualities most people are looking for in an Appledore family-sized property. To the rear of the house is a sunny and very private courtyard garden which in turn leads to the separate two storey relative annexe and parking area. All the front facing rooms enjoy delightful estuary views and extra parking is normally, readily available outside in Meeting St.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of amenities including mini Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.

Entrance Porch with door to:

Reception/Dining Room
5.54m x 3.97m (18'1 x 13')
A lovely large space with radiator. Part exposed beam ceiling. Stairs rising to first floor. Cast iron fireplace. Under stairs storage cupboard. Part glazed door opens to:

Rear Porch Area
Door to outside. Step down to:

Kitchen/Breakfast Room
6.28m x 2.9m (20' x 9'5)
Fitted with an excellent range of cream gloss fronted units with stainless steel handles. 1 ½ bowl stainless steel sink with mixer tap. Window overlooking rear garden. Space and plumbing for washing machine. Integrated double oven. Fitted AEG ceramic hob with extractor canopy above. Space for fridge and freezer. Part tiled walls. Base and wall storage cupboards. Room for table and chairs. Radiator. Wall mounted Worcester combi boiler for central heating and hot water. Built in double larder cupboard.

Sitting Room
5.81m x 3.41m (19' x 11'1)
A lovely double aspect room. Window to the front enjoying views towards Instow in the distance. Double doors opening to rear patio. Radiator. TV point. Fireplace with fitted gas fire. Coving.

First Floor Landing

Bedroom 1
3.43m x 3.41m (11'2 x 11'1)
Built in double wardrobe cupboard. Window to the front enjoying views over the churchyard towards the estuary and Braunton in the distance. Radiator.

Bedroom 2
3.63m x 2.82m (11'9 x 9'2)
Built in double wardrobe cupboard. Radiator. Views to the front over the churchyard, estuary and towards Instow/Braunton in the distance.

Bedroom 3
3.43m x 2.55m (11'2 x 8'3)
Built in double wardrobe cupboard. Radiator. View over rear courtyard.

Shower Room
3.54m x average of 2.09m (11'6 x 6'8)
Fitted with a modern white suite of large shower cubicle with glazed screen. Low flush w.c. Radiator. Vanity wash hand basin with mixer tap and cupboards under. Tiled splashback. Built in linen cupboard with shelving.

Stairs from the First Floor lead to the Second Floor. Door opens to:

Bedroom 4
7.82m x 3.63m max (25'6 x 11'9)
Double aspect room with large opening windows enjoying views to the front across the churchyard, estuary and towards Crow Point. To the rear over the rooftops to the estuary and to Instow in the distance. Cast iron fireplace. Under eaves storage space. Radiator.

Outside
To the rear of the house is a very private south facing courtyard garden with exposed stonework, flagstone patio area and timber garden shed. Pathway leading to the rear boundary where there is a raised deck area where one can enjoy views over the estuary. Pedestrian side gate opens to the parking area with enough space for one vehicle.

ANNEXE

Open Plan Living Room with Kitchen Area
5.24m x 4.78m max overall (17'1 x 15'6)

Kitchen Area along rear
Range of modern cream fronted units with wood effect rolled edge worksurfaces over. Stainless steel 1 ½ bowl sink. Space for fridge/freezer. Cooker recess with extractor canopy above.

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Lounge Area
Two radiators. Two windows overlooking the front. TV point. Central heating thermostat control. Stairs rising to:

First Floor

Bedroom
4.93m x 2.98m (16'1 x 9'7)
A double aspect room with window to the front. Side Velux window enjoying views over the estuary towards Instow and down Vernon's Lane towards the Quay. Radiator. Fitted storage cupboards along one wall. Door opens to:

En-Suite Shower Room
Corner entry shower cubicle with screen and aqua boarding. Low flush w.c. Wash hand basin with mixer tap and cupboards under. Velux window with views down Vernon's Lane towards the Quay and the estuary. Worcester wall mounted combi boiler for central heating and hot water. Chrome heated towel ladder.

Services:
Energy Performance Certificate: Exempt
Council Tax Banding: D

Directions:
From Bideford proceed over the Heywood roundabout on the A39 towards Westward Ho! and turn right signposted to Appledore. Continue down the hill into the village along the Quay with the estuary on your right. Just before the Seagate Hotel, take the left turn into Meeting Street. Go up the hill and the property can be found just after the church on the left hand side of the road, clearly marked with our Harding & Co Board.

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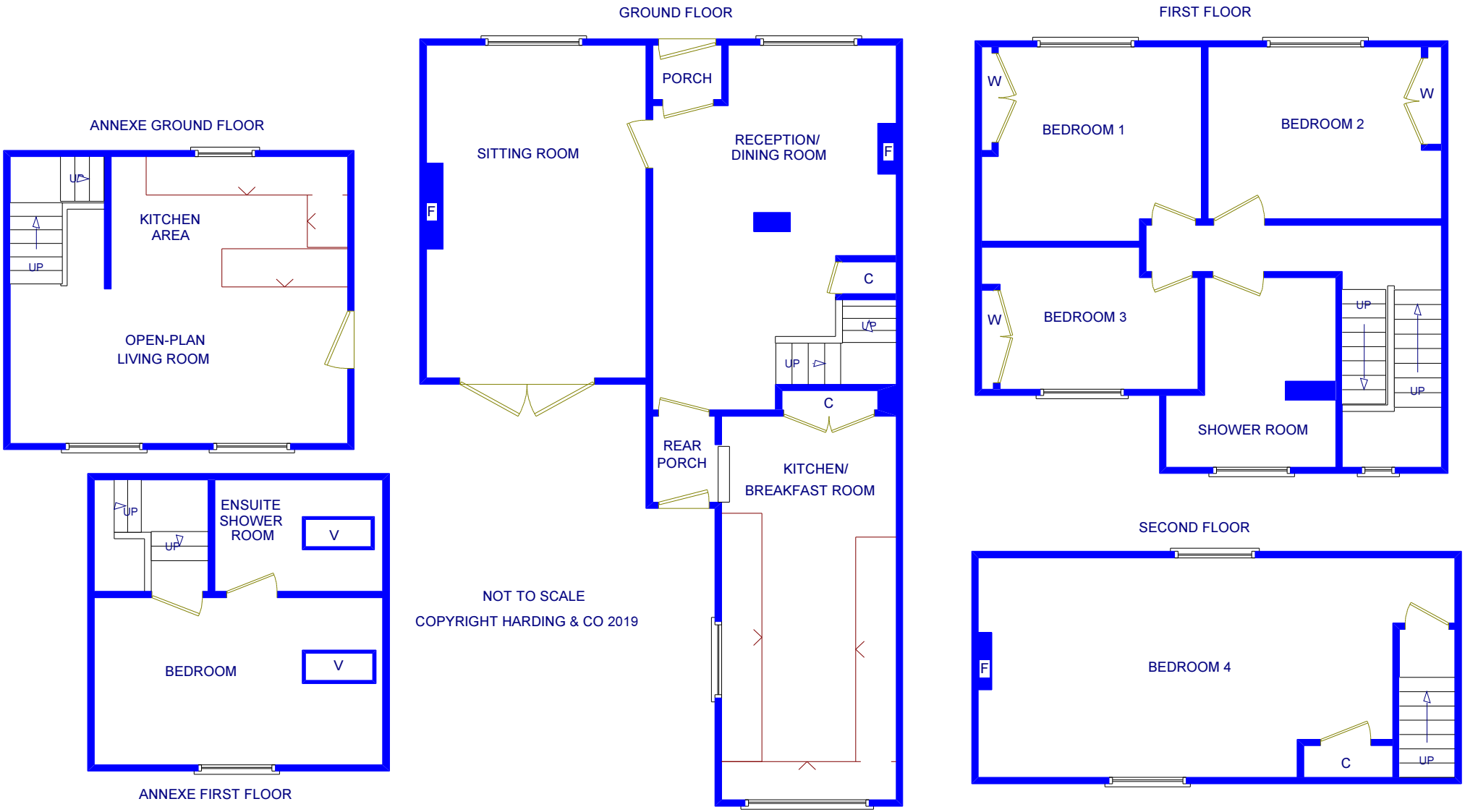

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