



2 Bed Annexe



15 New Street
Appledore, Bideford, Devon EX39 1QJ

Price Guide: £315,000

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This property offers much for the money- consisting of a large 3 bed cottage with accommodation over 3 floors and a separate detached 2 bed, two storey annexe at the rear with parking and a garage. This property is situated off a quiet lane with views over the Richmond dock and estuary from both the house and the annexe and would be ideal for dual occupancy on a full residential or holiday basis. An early inspection is recommended

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 Door opens into:

Open Plan Living/Dining Room

7m x 4.55m max (23'2 x 14'11) max

A spacious open plan reception space with window to the front, oak flooring, inset spotlights, under stairs cupboard, radiator, door to rear garden and stairs rising to first floor. Open to:

Kitchen

2.74m x 2.58m (9' x 8'5)

Fitted with a modern range of matching white floor and base units with wood-style worktops over, inset stainless steel sink, integrated gas hob, electric oven and extractor over, under-counter appliance space and space and plumbing for washing machine, window to side.

First Floor

Understairs storage cupboard and doors to:

Bedroom 2

3.5m x 3.46m (11'6 x 11'4)

A spacious double room with 2 windows to the front enjoying lovely Estuary views towards Instow. Wardrobe cupboard, radiator.

Bedroom 3

3.54m x 2.15m (12'7 x 7')

Window to the rear, radiator.

Bathroom

2.97m x 2.53m (9'8 x 8'3)

A large family bathroom fitted with white suite of P-shaped bath with shower over and separate hand-held attachment, low flush w.c., pedestal wash hand basin, large shelved cupboard, window to rear, wall-mounted Worcester gas boiler, chrome ladder-style towel radiator, ceiling spotlights.

Stairs from the landing rise to Second Floor, door to:

Bedroom 1

5m x 3.18m (16'4 x 10'5)

A good-sized master bedroom in the roof space with some restricted head height and two large Velux windows to the front enjoying panoramic views over the Estuary and countryside beyond, eaves storage cupboards, further storage cupboard, radiator.

Outside

Access to the garden is via the Living Room with steps up to a gravelled patio area with shared path giving access to a gated area of low maintenance paved,

suntrap garden, with covered BBQ area ideal for entertaining. Pathway to the rear gives access to the **Annexe** and **Garage** beyond:

Annexe

Front door opens into:

Kitchen Area

3.66m x 2.5m (12' x 8'1)

Fitted with a modern range of white tongue and groove style units with worktops over, integrated electric oven, gas hob with extractor over, stainless steel sink, space for tall fridge/freezer, space and plumbing for washing machine, wall mounted gas boiler. Open to:

Open Plan Living/Dining Room

7.48m x 4.75m (24'6 x 15'7)

A large living area with floor to ceiling windows with sliding patio doors giving access onto the Terrace enjoying superb Estuary views, radiator, stairs descending to:

Lower Ground Floor

Bedroom 1

4.11m x 3.46m max (13'6 x 11'4 max)

A light-filled double bedroom with patio door to garden flanked by windows with Estuary views, radiator.

Bedroom 2

3.21m x 2.39m (10'6 x 7'10)

Window to side, wardrobe cupboard, radiator.

Bathroom

2.16 x 1.66m (7'1 x 5'5)

Fitted with a white suite comprising panelled bath with electric shower over and period style hand held attachment, low level w.c. and wash hand basin with vanity cupboard beneath, tall towel radiator, ceramic tiled floor and extractor fan.

Directions:

From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right toward Appledore into Churchill Way, continue along this road passed the fire station and New Street can be found immediately on the right. This is primarily a pedestrian street and the property can be found on the right hand side, clearly marked with a Harding & Co for sale board.

Services: All mains services connected. Gas central heating. uPVC double glazing.

Energy Performance Certificate: D

Council Tax Banding: B



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