

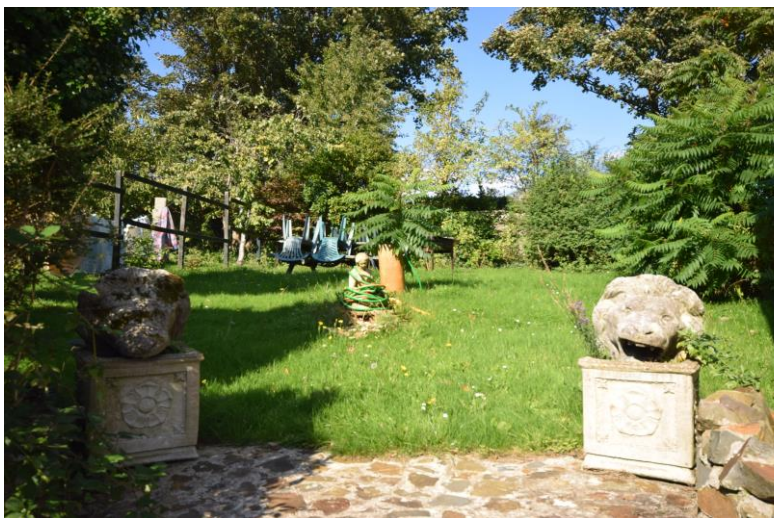


Rose Cottage, 5 Myrtle Street, Price Guide £375,000
Appledore, Bideford, Devon EX39 1PH

HARDING & CO
ESTATE AGENTS & VALUERS

Situated in the heart of this historic former fishing village whilst occupying a truly enviable, tucked away and peaceful position complemented by a good size mature garden, this is an opportunity to acquire a 4 bedroom period property arranged over 3 floors boasting many attractive features and having been successfully holiday let to provide a lucrative income. This is considered a rare opportunity to acquire an impressive and substantial secluded property which could suit a writer, artist, musician, gardener or anyone looking for a romantic retreat and the agents have no hesitation in advising an early internal inspection. No onward chain.

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 to:

Entrance Hall

Tiled floor, doors open to:-

Kitchen Breakfast Room

12' 12" (3.96m) x 11' 5" (3.47m)

Fitted with a range of medium oak fronted units comprising base and wall storage cupboards, space for cooker, space and plumbing for washing machine and dishwasher, feature cast iron range in chimney recess, under stairs recess with space for fridge freezer, ceramic tiled floor.

Dining Room

13' 6" (4.11m) x 9' 11" (3.03m)

Laminated flooring, shelving into wall recesses, corner staircase rising to first floor, double glass paned doors open to:

Living Room

17'6 (5.33) x 16' 2" (4.93m)

A wonderfully spacious and characterful reception room with a high ceiling, and an impressive ornate cast iron open fireplace, double casement doors opening to garden, wood flooring, 3 radiators, floor to ceiling book shelves along one wall, TV point, door opens to:

Rear Hallway

Further double doors opening to:

Bathroom

10' 8" (3.24m) x 8' 9" (2.67m) max

White suite comprising pedestal wash hand basin, tiled splashback, low flush WC, panelled bath with tiled splashback, mixer tap and hand shower, wooden flooring, radiator, shaver light.

First Floor Landing

Door opens to:

Night Cloakroom

Comprising high flush WC, pedestal wash hand basin with tiled splashback.

Bedroom 1

12' 9" (3.88m) x 9' 11" (3.02m)

Radiator, airing cupboard with pre-lagged hot water cylinder, with immersion heater and slatted drying shelves. Radiator.

Bedroom 2

12' 5" (3.78m) x 8' 7" (2.61m)

A double aspect room with view over the garden, radiator, under stairs storage cupboard housing wall mounted gas boiler for central heating. Fitted double pine wardrobe cupboard.

Stairs from the first floor rise to:

Second Floor Landing.

Hatch to loft space. Cupboard housing cold water tank.

Bedroom 3

9' 2" (2.79m) x 10' 3" (3.13m)

Radiator, wood flooring.

Bedroom 4

12' 10" (3.92m) x 9' 8" (2.95m)

Radiator, window overlooking garden, hatch to roof space, some restricted head height.

Outside

The house is approached off a pedestrian walkway through an archway into a gravelled front courtyard where there is a seating area and steps rising up to the garden which extends to the rear of the house. The garden is predominantly laid to lawn with mature bushes and shrubs with timber garden shed and stone built storage shed. The garden is of a good size and is private and not overlooked.

Agent's Note There are 2 further areas of land adjoining the garden available by separate negotiation for offers in the region of £30,000 for the larger area and £15,000 for the smaller area, respectively.

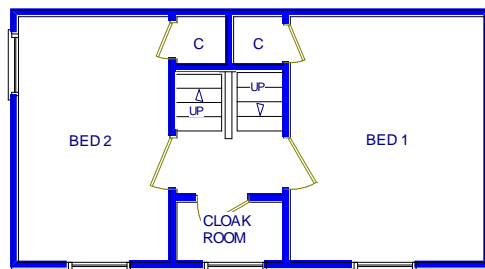
Services: All main services connected, Gas CH.

Energy Performance Certificate: F

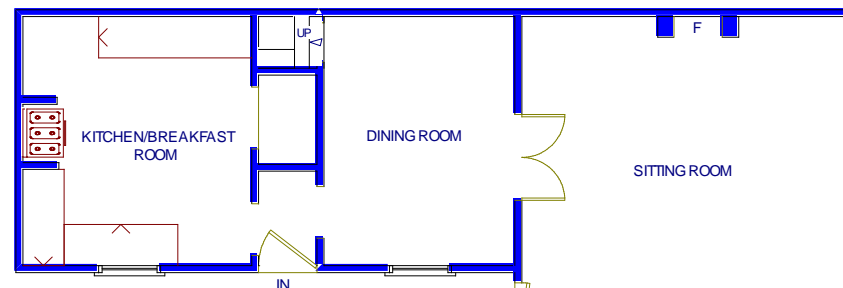
Council Tax Banding: C

Directions

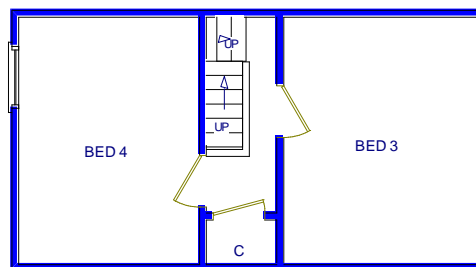
From Bideford proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore. Follow this road down the hill into Myrtle Street and park your car. Proceeding on foot turn left past Myrtle Cottage, into the driveway of Myrtles, through the gate and down the passageway past Hideaway where you will find yourself in the courtyard of Rose Cottage.



1ST FLOOR



GROUND FLOOR



2ND FLOOR

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