



Devonia, 3 The Quay
Appledore, Bideford, Devon EX39 1QS

Price Guide £650,000

HARDING & CO
ESTATE AGENTS & VALUERS

A fine 4 double bedroom (1 en-suite) Grade II listed Georgian house in a prime location available with no onward chain within this popular seaside village. All the front facing rooms have delightful estuary views and, rare for Appledore, this property has a private front parking courtyard for 3 to 4 vehicles and a lovely sunny garden to the rear. There is a welcoming reception hall with an attractive staircase rising to the first floor, a spacious kitchen/breakfast room with a lovely range of units, an AGA and plenty of space for a table and chairs in the centre of the room. The sunny attractive gardens at the rear comprise of a lower courtyard with steps and access from the first floor to the rear garden which is laid to lawn and has a large sitting/patio area. The house over the last 2 years has undergone a number of improvements and has been refurbished by the present owner to include the installation of an en-suite shower room to the master bedroom, a new family bathroom and redecoration throughout. An internal inspection is strongly 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.



Entrance Porch with door to

Entrance Hall

Stairs rising to First Floor. Understairs storage cupboard.

Sitting Room

5.41m x 3.26m (17'8" x 10'8")

High ceilings. Large picture window to the front enjoying views towards the estuary. Feature fireplace.

Dining Room

3.41m x 2.95m x (11'2" x 9'8")

Window to the front with views towards the estuary.

Kitchen/Breakfast Room

4.68m x 3.72m (15'4" x 12'2")

Fitted with an excellent range of off white base and wall storage cupboards with solid wood work surfaces. Chimney recess with fitted AGA (9gas). Stainless steel sink unit with mixer tap. Space for cooker. Built in dresser unit. Plenty of space for tables and chairs. Ceramic tiled floor. Inset ceiling downlighters. Part panelled walls.

Utility Room

2.95 x 2.27 (9'8" x 7'5")

Storage recess and space for white goods. Door opens to:

Cloakroom

Comprising low flush w.c. and wash hand basin.

First Floor Landing

Window overlooking garden.

Bedroom 1

4.78m x 3.62m (15'8" x 11'10")

A lovely bright double bedroom with double casement doors giving access to the rear garden. Door to:

En-Suite Shower Room

Modern white suite of corner shower cubicle with Mira shower. Low flush w.c. Hand wash basin. Heated towel rail. Shaver point. Ceiling downlighters.

Bedroom 2

3.51m x 3.49m (11'6" x 11'5")

Another double bedroom with large picture window enjoying views over the estuary and washbasin.

Bedroom 3

4.36m x 2.98m (14'3" x 9'9")

Further double bedroom with views over the estuary.

Bedroom 4

3.47 x 2.68 (11'4" x 8'9")

A double bedroom overlooking the rear garden.

Family Bathroom

Refitted with a traditional style white suite comprising washbasin with cupboard below. Panelled bath with shower screen and Mira shower over. Low flush w.c. Heated towel ladder. Airing cupboard housing hot water cylinder. Shaver socket. Ceiling downlighters.

Outside

The house is set back from the road and is accessed via a pair of wrought iron gates onto a paved courtyard with shrub beds and low retaining wall to the front. There is enough parking space for 3 to 4 vehicles. The garden to the rear can be accessed through a side gate or through the property and comprises a lower patio with a sheltered storage area and steps rising to the main garden, which can also be accessed from Bedroom 1.

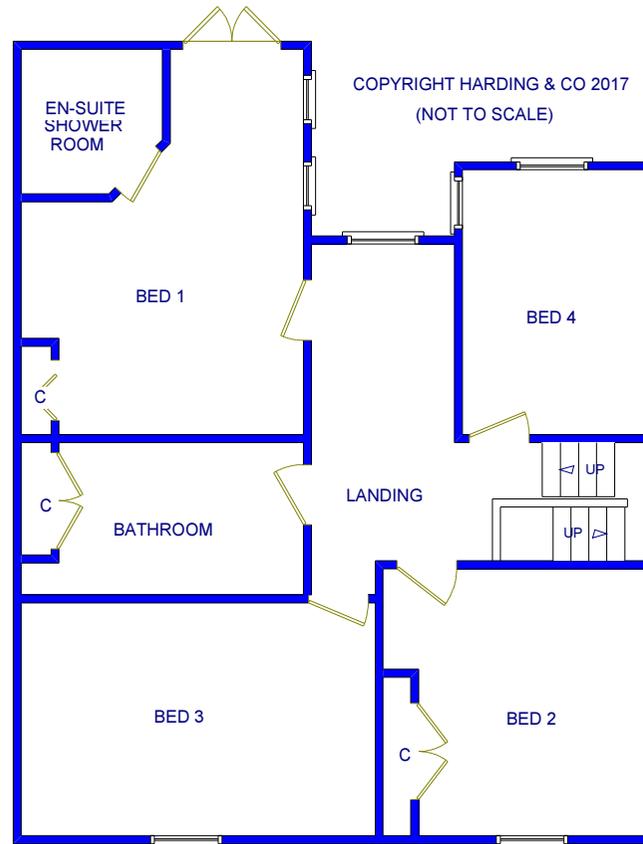
The garden comprises a large sitting area with BBQ leading onto an expanse of sheltered lawn enclosed by mature shrubs and flower beds with mature trees, including apple and pear. There is a greenhouse and a garden shed and the garden as a whole is enclosed by high fencing and walling giving a high degree of privacy.

Services: All main services connected.

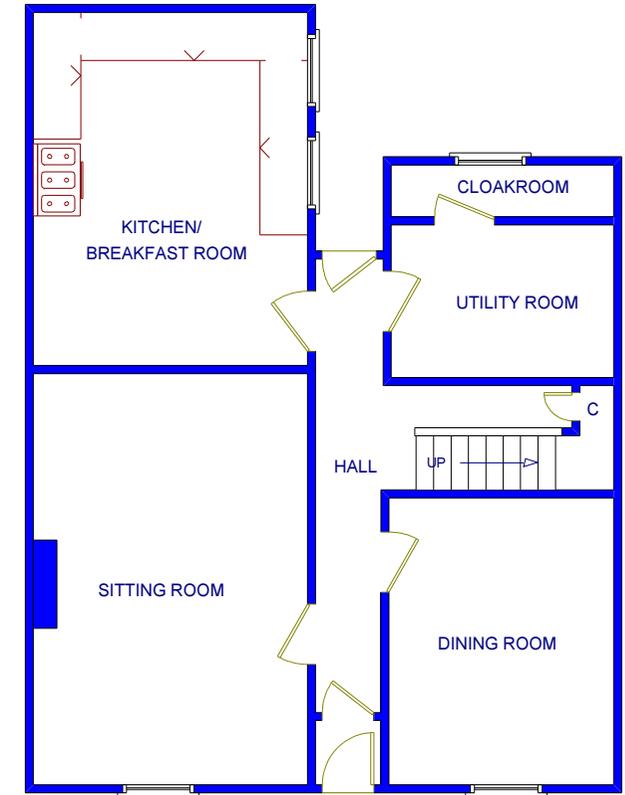
Energy Performance Certificate: Exempt as Grade II listed.

Council Tax Banding: D

Directions: From Bideford Quay proceed along Kingsley Road to the Heywood roundabout, take second exit straight across signed to Northam and Appledore. Follow this road and turn right towards Appledore into Churchill Way and continue along this road into the village. As you enter the Quay, No. 3 can be found on the left hand side marked with a Harding & Co for sale board.



1ST FLOOR



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