



8 Vernons Lane  
Appledore, Bideford, Devon EX39 1QU

Price Guide £219,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A pretty two bedroom Appledore cottage centrally located off Vernons Lane which is tucked away but very central to the village. This property offers surprisingly spacious accommodation and features a large paved sunny courtyard garden to the rear. This property would make an ideal full time home or an excellent holiday let.

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.



### **Part Glazed Entrance Door to:**

#### **Sitting Room**

**3.6m x 3.26m (11'9" x 10'8")**

Beamed ceiling. Laminated flooring. Attractive stone floor to ceiling fireplace with wood burning stove. Radiator. Wall light points. Meter cupboard. Door opens to:

#### **Kitchen/Diner**

**3.5m x 2.77m (11'5" x 9')**

A bright room with a good range of base and wall cream units. Integrated double oven, ceramic hob with extractor canopy above. Stainless steel circular bowl with mixer tap. Integrated Bosch dishwasher. Space for further appliances. Plumbing for washing machine. Under stairs storage cupboard. Radiator. Part beamed ceiling. Roof lights and door to rear garden. Stairs rising to first floor.

Door opens to:

#### **Bathroom**

Modern white suite of corner fitted low flush w.c. Pedestal wash hand basin with mixer tap. P-shaped bath with mixer tap and independent shower over. Tiled walls. Heated towel rail and radiator. Window and extractor fan.

#### **First Floor Landing**

Hatch to loft space.

#### **Bedroom 1**

**3.27m x 2.74m (10'8" x 9')**

Radiator. Built in double wardrobe cupboard.

#### **Bedroom 2**

**2.89m x 2.8m (9'5" x 9'2")**

Radiator. Exposed stone wall. Window overlooking rear garden. Over stairs

cupboard housing combi gas central heating boiler.

#### **Outside**

Directly to the rear is a surprisingly spacious paved courtyard garden, very private and sunny. Fully enclosed by fencing and stone walling.

**Services:** All mains services connected. Some UPVc double glazing. Gas fired central heating.

**Energy Performance Certificate:** TBC  
**Council Tax Banding:** A

#### **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 or in the car park then on foot by the Seagate Hotel proceed into Meeting Street and turn first left into Market Street and Vernons Lane will be found as the first turning on the right and No 8 can be found on the left hand side where our '**Harding & Co.**' For Sale board is clearly displayed.



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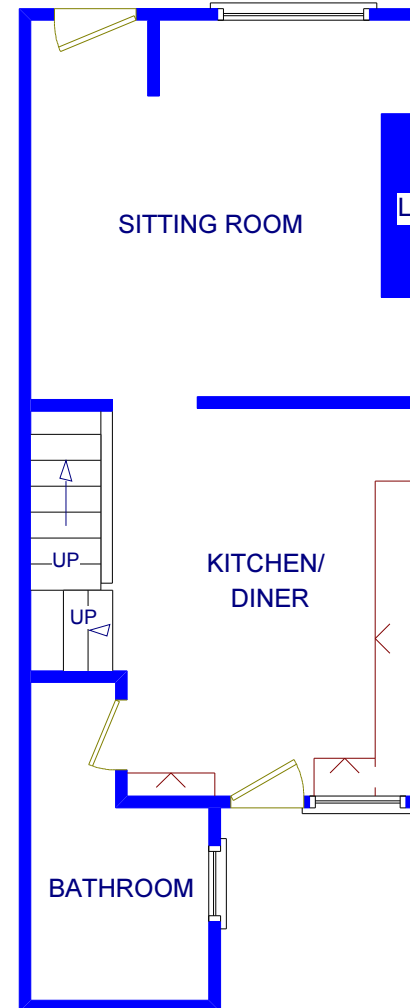
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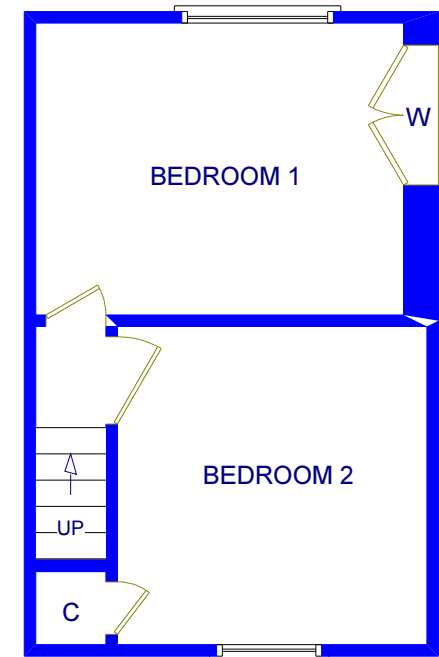
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