



8 The Holt

Staddon Road, Appledore, Bideford, Devon, EX39 1RG

Price Guide £259,950

HARDING & CO
ESTATE AGENTS & VALUERS

A superb 4 bedroom (1 en-suite) penthouse apartment in this landmark Georgian building, enjoying breathtaking Estuary and countryside views from the principal rooms, offering very spacious living accommodation and having the distinct advantage in Appledore of a garage and residents' parking. Split-level reception hallway, living/dining room, atrium sitting room, kitchen, utility room, family bathroom, 4 bedrooms (1 en-suite), garage, parking, gas CH.

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.



Security entrance system with door into:

Communal Entrance Hall

Staircase to Apartment 8.

Front Door to:

Reception Hallway

Split-level with staircase rising to dual aspect entrance hall with feature arched window and further window enjoying a beautiful view of the Estuary. This area is currently utilised as a Study. Archway and stairs rise to a further landing area with door to:

Sun Room/Sitting Room

13' 8" (4.17m) x 12' 1" (3.69m)

A lovely room flooded with natural light with double height ceiling with polycarbonate roof. 2 radiators, opening to Inner Hallway and double doors to each of Bedrooms 1 and 2.

Bedroom 1

13' (3.96m) x 12' 3" (3.73m)

Radiator, wardrobe recess with hanging rail, opening to:

En-suite Shower Room

Fitted with a double width shower cubicle with glazed screen, low flush WC, pedestal wash hand basin, heated towel ladder, extractor fan.

Bedroom 2

16' 11" (5.16m) x 12' 0" (3.67m)

Radiator, built in deep wardrobe cupboard with electric light.

Inner Hallway

2 radiators, recess for desk with window enjoying the beautiful view, doors to:

Bedroom 3

15' 3" (4.66m) x 12' 3" (3.73m) (excluding window recess)

2 built in double wardrobe cupboards, lovely views to the rear of the Estuary towards Instow and Tapeley Park in the background. Eaves storage cupboard, radiator.

Bedroom 4

18' 4" (5.58m) x 8' 1" (2.46m) (excluding window recess)

Lovely views extending over the Estuary towards Tapeley Park in the distance, built in wardrobe cupboards, radiator.

Bathroom

A spacious family bathroom fitted with a modern white suite of panelled bath with mixer tap, hand shower attachment, separate shower cubicle with glazed screen, low flush WC, pedestal wash hand basin part panelled and tiled walls, heated towel rail, radiator, airing cupboard with shelving, access to eaves space.

Living Room/Dining Room

33' 10" (10.31m) x 19' 2" (5.83m) (max)

An impressive and very spacious dual aspect reception room with three windows affording fabulous, far-reaching views over Appledore and the Estuary with Instow in the background. Eaves storage cupboards, feature fireplace with tiled slips and hearth, exposed ceiling woodwork, 2 radiators, opening to:

Kitchen

12' 2" (3.7m) x 9' 11" (3.02m)

Fitted with an extensive range of white gloss fronted units with wooden work surfaces and shelving over, one and a half bowl stainless steel sink unit and drainer with mixer tap, space for cooker, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, part-tiled walls, Velux window. Door to:

Rear Lobby

With staircase down to rear entrance door.

Door to:

Utility Room

10' 9" (3.27m) x 8' 1" (2.47m)

Velux window and plenty of appliance space. Space and plumbing for washing machine.

Outside

Garage in block with up and over door, residents' parking for.

Services: All main services connected.

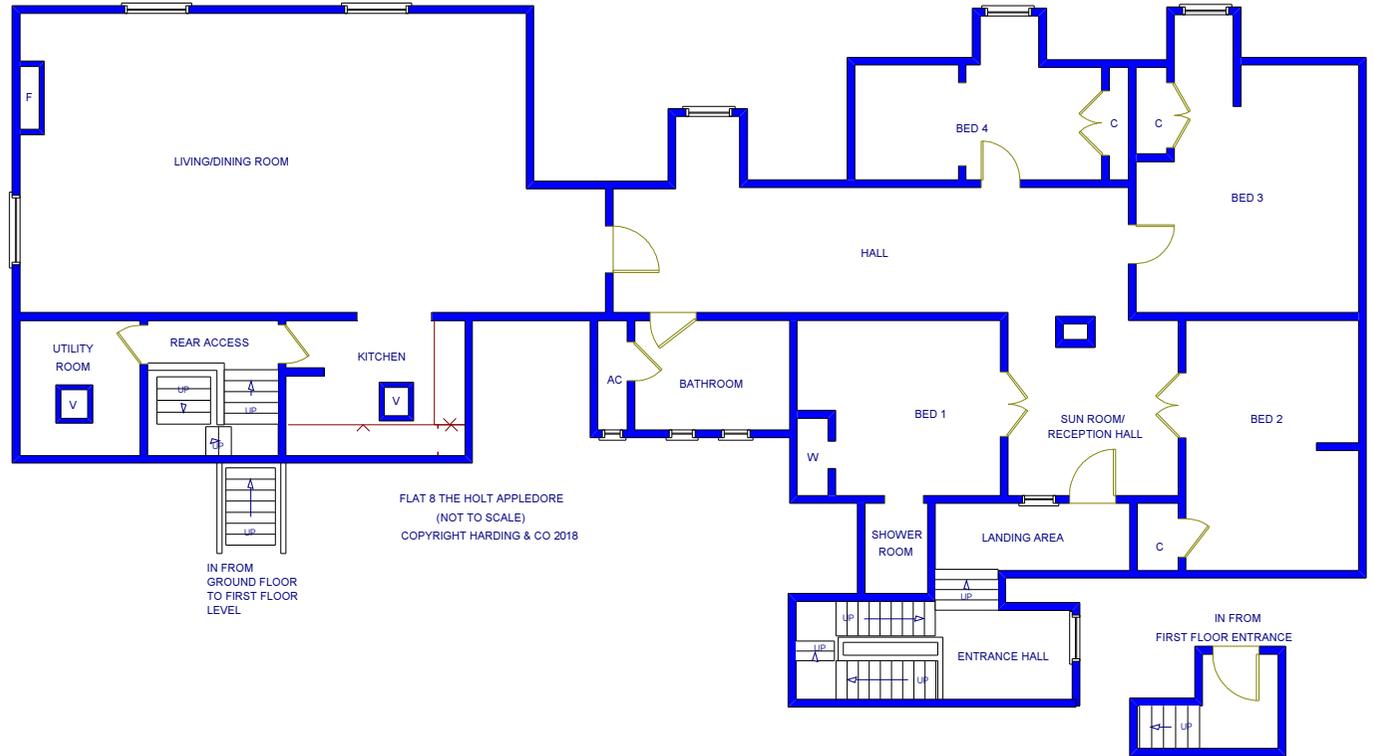
Energy Performance Certificate: F

Council Tax Banding: A

Tenure: Leasehold. 999 year lease dating from 2016.
One-eighth share of freehold.

Maintenance Charge: We understand that there is a maintenance charge of £150 per month which includes ground rent and building insurance.

Directions: From the Atlantic Highway, on reaching the Heywood roundabout turn towards Northam and Westward Ho! Follow this road for a short distance and then take the right hand turning signposted to Appledore. Proceed along Churchill Way and upon reaching the top of Appledore turn left into Staddon Road. Proceed along Staddon Road and take the second turning on the right, which will lead to The Holt. The entrance to the property will be found at the rear to the right hand side.



Bridgeland House, Bridgeland Street,
Bideford, Devon EX39 2PZ

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



