



27 Market Street
Appledore, Bideford, Devon EX39 1PP

Price Guide £395,000

HARDING & CO
ESTATE AGENTS & VALUERS

Occupying a prime location in the heart of this sought after seaside village is this charming 2 double bedroom plus attic room Grade 2 listed cottage. Bursting with period features this gem of a property is nestled among other pretty period properties along the ever-popular Market Street. Outside there is a delightful walled courtyard garden enjoying a sunny aspect. The accommodation comprises entrance hall, sitting room, dining room, newly-fitted kitchen with utility area, 2 double bedrooms, first floor shower room and further attic room. This property is considered to appeal equally as a full-time residence or ideal holiday home.

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.



Timber stable entrance door to:

Entrance Hall

Half-height tongue and groove panelling and door into Sitting Room. Further door into Dining Room.

Sitting Room

12'2" (3.7m) x 9' (2.8m)

This charming and cosy reception room features an attractive stripped wooden fire surround flanked by attractive arched alcoves, beamed ceiling and original stripped pine tongue and groove panelling. There is a sash window to the front with cupboard beneath housing gas and electricity meters.

Dining Room

13'7" (4.1m) x 11'10" (3.6m) max narrowing to 8'1" (2.5m)

A fantastic second reception room which retains its original floor tiling and stripped timber doors. There are 2 understairs storage cupboards and a door to the staircase rising to the First Floor. Opening to:

Kitchen

14.2" (4.32m) x 8' (2.44m)

Recently re-fitted with an excellent range of taupe, Shaker-style wall and base units with worktops over. Inset stainless steel sink with chrome mixer tap. Integrated electric double oven and gas hob, tiled floor and timber stable door to rear garden. There is a large skylight which floods the room with natural light and an opening into a **Utility Area** with space and plumbing for a washing machine with worktop above.

First Floor Landing

Doors to bedrooms and pull down ladder to the large, boarded **Loft Space** with velux window.

Bedroom 1

14'2" (4.3m) x 13'6" (4.1m)

A wonderfully light and very spacious master bedroom with a sash window to the front

overlooking Market Street.

Shower Room

Fitted with a white suite comprising low flush WC, wash hand basin and shower cubicle with electric shower. A skylight provides natural lighting.

Bedroom 2

12' (3.7m) x 10'5" (3.2m)

A further good sized double bedroom with a window to the rear and a built-in airing cupboard housing hot water tank. Door opens to staircase rising to the second floor.

Second Floor

Attic Room

13' 2"(4m) x 9'11"(3m) with very limited head height

This further occasional childrens bedroom features exposed A-frame beams and Velux window with views over the neighbouring rooftops.

Outside

There is a lovely courtyard style garden to the rear of the cottage which offers an idyllic and sunny retreat with plenty of space for relaxing and alfresco dining. The garden is fully enclosed by high stone walls which afford a high degree of privacy.

Services

All main services connected.

Council Tax Band: TBC

Energy Performance Certificate: Exempt

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.

As Market Street is pedestrian, park on the quay. On foot turn into Quay Side (by the Bethel Chapel) and then left into Market Street.



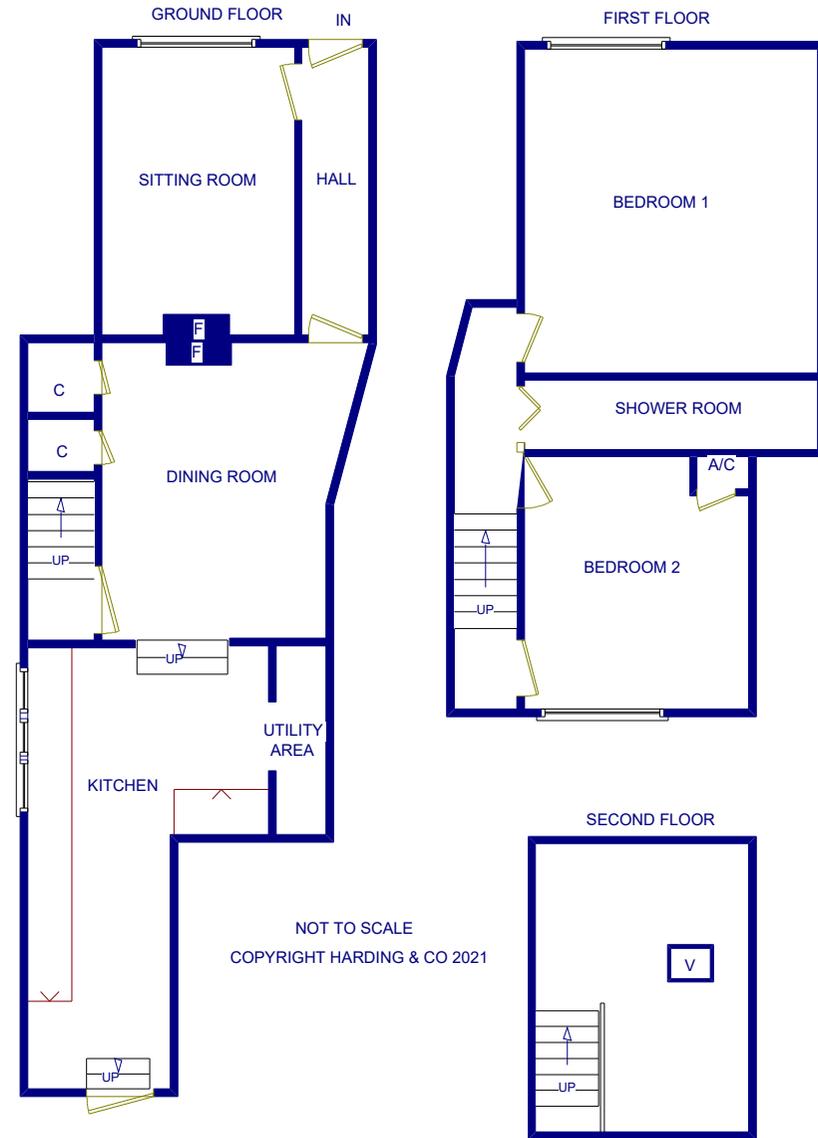
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