



Sea Side Lodge

12 Riversmeet, Appledore, Devon EX39 1RE

Asking Price: £750,000

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An extremely impressive contemporary property, exceptionally well positioned offering some of the finest elevated views of the North Devon Coast - with 3 bedrooms and superb modern living spaces including open-plan kitchen/living room and a vaulted sitting room with balcony with panoramic views. The detached house has been completely upgraded and re-modelled by the current owners forming a fine home on the edge of the most sought-after village of Appledore. No-Chain.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing 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 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.



Sea Side Lodge is an outstanding property in an enviable position which has been painstakingly transformed by its current owners with the employment of a highly regarded local master builder and mason.

The internal accommodation is a fine example of modern living with an open-plan kitchen 'hub' plus a stunning vaulted sitting room with aluminium bi-fold doors and a striking new balcony – with a view that stretches from Baggy point (Croyde) to Saunton Beach and all the way around to Instow, with Exmoor in the distance. (Also seen from the rear of the sitting room and the kitchen/living rooms).

All the rooms have either high quality carpets with heavy duty underlay or top-end commercial laminate and all with solid wood (light oak) doors. Plus the kitchen has been supplied with branded integral appliances such as Smeg, Bosch & Neff. No expense has been spared.

Externally, the property has made use of every space and offers attractive and private areas for dining and relaxing plus a driveway that accommodates upto 4 vehicles including a vehicle with boat trailer.

Accommodation Measurements:

Living/Dining Area
17'8 x 12'8 (5.42m x 3.9m)

Kitchen
15'5 x 8'9 (4.72m x 2.70m)

Shower Room
9'5 x 5'5 (2.98m x 1.70m)

Bedroom 2
12'1 x 10'3 (3.69m x 3.10m)

Bedroom 3/Study
7'6 x 5'9 (2.31m x 1.79m)

Sitting Room
21'8 x 14'2 (6.67m x 4.32m)

Main Bedroom Suite
21'9 x 11'1 (6.67 x 3.38m)
En-suite Bathroom
6'1 x 5'5 (1.88m x 1.61m)
Plus Walk-in Cupboard

Garage
15'9 x 8'5 (4.72m x 2.59m)

Workshop
22'4 x 5'9 (6.82 x 1.80m)

Utility Room
7'8 x 5'8 (2.40m x 1.70m)

Services: All mains services connected including full gas central heating.

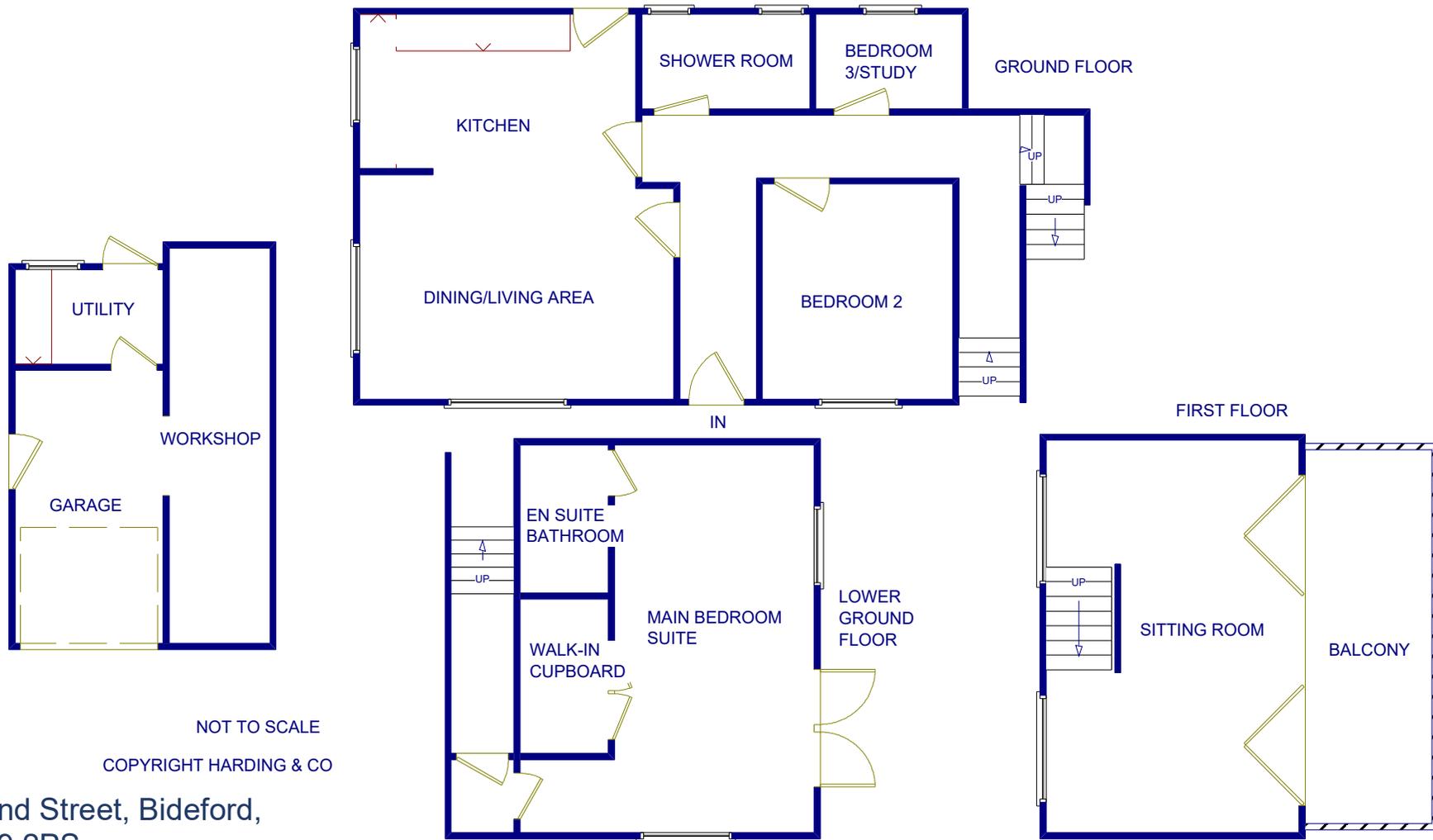
Energy Performance Rating: TBC

Council Tax Band: D

Directions:

From Bideford proceed along Kingsley Road to the Heywood roundabout, take the second exit straight across signed Northam and Appledore. Follow this road and turn right towards Appledore into Churchill Way, as you approach the village turn left into Staddon Road. Follow the road and bear round to the right and then take the next left into Riversmeet – Follow the road clockwise until you reach Sea Side Lodge on the North-East corner.





NOT TO SCALE
 COPYRIGHT HARDING & CO

31 Bridgeland Street, Bideford,
 Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

