

STAGS

Appledore House







Appledore House,

Meeting Street, Appledore, Devon, EX39 1RJ

Appledore Quay within walking distance, Northam Burrows 2 miles, Westward Ho! and Bideford 3 miles, Instow 5 miles, Barnstaple 10 miles.

Superb coastal property offering around 6000 sq ft of versatile accommodation with breath-taking panoramic views.

- Breath-taking panoramic views
- Impressive and versatile accommodation
- Gardens with views
- Unique opportunities for either multi-generational living or income potential
- Stone's throw from the village and quay
- Estimated potential gross earnings from holiday letting: £129,828 based on likely occupancy
- Ample off-road parking for at least 5 cars.
- Circa 6000 sq. ft of accommodation in total
- Planning approved to convert into a stunning family home
- Freehold

Guide Price £1,395,000

Stags Bideford

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SITUATION

Appledore is a proud shipping village which is renowned for its historic quay, cobbled streets and picturesque former fishermen's cottages. There is an excellent range of local amenities including grocers/ Post Office, delicatessen, and a good choice of cafes, restaurants and pubs, some of which have live music. For anyone interested in the arts, there are galleries and gift shops as well as a celebrated annual book festival, now in its 19th year, that attracts multiple renowned celebrity guest authors and speakers.

The village has an award-winning primary school, library and churches, whilst also having a public slipway for those who enjoy all water sports, with gig racing a dominant sport and featuring in the annual regatta. The RNLI have a base in West Appledore and can often be seen moored up or in attendance.

From April through to October, volunteers man two water taxis that transport locals and holiday makers alike across the tidal estuary to and from Instow. Based there, is the North Devon Yacht Club and a beachfront looking back across to Appledore.

The Northam Burrows Country Park, Royal North Devon Golf Course and the brilliant sandy beach at Westward Ho! are all within 3 miles of the property with a range of shops and amenities. The nearby South West Coast Path and Tarka Trail from Instow and Bideford offer excellent walks and stunning vistas of the picturesque North Devon coastline.

Bideford town offers schooling for all ages (public and private), banks, shops, retail park, eateries and five supermarkets.

Barnstaple town centre is around 20 minutes by car and offers all the area's major business, shopping and commercial venues as well connections to the motorway via the A361 (to the M5) or via rail to Tiverton Parkway.

DESCRIPTION

This is a unique opportunity to own this spectacular detached period property, located in the heart of the village with breath-taking and far-reaching views over the estuary to Instow, Crow Point, the confluence of two estuaries as well as out to Exmoor, while remaining within walking distance of Appledore's historic quayside. The property provides versatile and elegant, well-proportioned accommodation over four floors, and is currently configured to provide large owners' accommodation over two storeys and three self-contained dwellings, providing an excellent income or an opportunity for those seeking multigenerational living. The property could also be simply turned into one lovely family home, as planning for this has been approved. . If desired, this could be achieved very easily as the interconnecting doors still remain. Off-road parking and gardens of this size are uncommon features in Appledore Village, but this property has both. A very rare opportunity, one that must be seen to be properly appreciated.













ACCOMMODATION

An entrance porch leads to the grand entrance hall and the ground floor living area including two reception rooms, both with feature fireplaces, the sitting room enjoys a log burner and both rooms include large bay windows boasting panoramic views and providing a wealth of natural light. The stunning kitchen/breakfast room offers space to entertain and socialise and includes a range of units, large central island and French doors that open out onto the terrace with access to the garden, a perfect position for al fresco dining and enjoying those views. From the entrance hall you have access to the ground floor apartment and lower ground floor apartment. These doors can simply be locked for privacy or integrated back into the main accommodation for those looking for multi-generational living. On the first floor is a large landing leading to the impressive five double bedrooms, all benefiting from stylish ensuites. The second-floor apartment is accessed via its own front door and staircase. There is also access from the first floor landing. This access can be locked for privacy.

The ground floor annexe/apartment offers spacious accommodation that includes an office, a living room, a fully-equipped kitchen/dining area, a utility room and one en suite double bedroom. This is accessed via outside or from an internal door in the entrance hall of the main accommodation.

The lower ground-floor apartment has one bedroom, a shower room and a open-plan living room and kitchen. There is also an office that can be used as an extra bedroom if necessary.

The impressive second-floor apartment enjoys breath-taking views and includes two double bedrooms, a family bathroom, a fully fitted kitchen/diner and a sitting room.

OUTSIDE

Appledore House is approached by a pair of stone pillar gates to an area of off-road parking for at least 5 cars and turning area. The gardens wrap around the property and enjoy views over the estuary from the stone chipping patio area, surrounded by an assortment of plant and shrub borders. This leads down to a private and generous-sized lawned garden with stunning views and permission for a summer house to be erected. There is an outside utility room/'dogs hotel' that provides underfloor electric heating and a hot water supply with a useful outside shower with space and plumbing for all white goods.

PLANNING APPROVED

Planning permission was achieved under Torridge District Council Planning Reference 1/1022/2024/FUL for "conversion of 4 no. flats to 1 no. dwelling" If converted, this would be an outstanding family home which would offer in brief; Ground floor- Lounge, Kitchen, Dining room, x2 Bathroom, Library, Office and Utility Room.
First floor- 5 Bedrooms and 5 Bathrooms.
Second floor- Art studio with Bathroom, Coffee Room and Gallery.
Lower ground floor- Gym, Cinema Room, Massage Room and Shower Room.

For more information please visit the Torridge district council website or contact the selling agent.

PROPERTY INFORMATION

Mains electricity, gas, water and drainage
Council Tax: Main house Band E. Lower ground floor and ground floor apartments Band A. Second floor apartment Band B
Traditional construction with tiled roof
Double glazing throughout
Freehold
According to Ofcom, Ultrafast broadband is available at the property. For further information such as mobile coverage please see the Ofcom website.

Approximate Gross Internal Area
Flat 1 Internal Area = 79.9 sq m / 860 sq ft
Flat 2 Internal Area = 76.8 sq m / 827 sq ft
Owners Accommodation Internal Area = 297.2 sq m / 3199 sq ft
Flat 4 Internal Area = 113.1 sq m / 1217 sq ft
Total = 567.0 sq m / 6103 sq ft (Excluding Shed)
(Shed = 15.7 sq m / 169 sq ft)

Flat 1
Flat 2
Flat 4
Owners accommodation



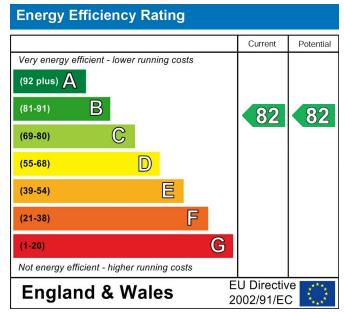
Lower Ground Floor — **Flat 1**

Ground Floor — **Flat 2**

First Floor

Second Floor — **Flat 4**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1153599)



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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