



Staddon House, Staddon Road, Appledore, Devon, EX39 1RB

Guide Price £1,400,000

- Iconic Home
- In Need of Major Renovations
- Grade II Listed
- Stunning Views Across the Estuary
- Private Plot
- Wealth of Character Features
- Over an 1.5 Acres in the Heart of Appledore
- First Time to Market in Over 70 Years
- 6 Bedrooms

Staddon Road, Appledore EX39 1RB

Morris and Bott are proud to offer Staddon House to the market for the first time in over 70 years. This iconic home proudly sits within over 1.6 acres of private grounds in the heart of the village. Staddon House has the potential to be reinstated back into one of North Devon's most prestigious homes. Having been split into two post war (Staddon and Little Staddon), the home is crying out to be bought back to its former glory and reinstated into one. Any potential purchasers must factor in major expenditure given the extensive renovations required throughout, to not only put your stamp on this iconic home, but to bring it back to a maintained order. In total the property offers 6 generous bedrooms, 5 reception rooms and two kitchens internally, and double garaging/workshop attached.



Council Tax Band: F



Location

Situated just a stone's throw from the centre of the charming fishing village of Appledore, with its maze of cobbled streets and picture postcard cottages. Appledore boasts a thriving selection of restaurants, pubs and cafes and its back streets are lined with independent shops and galleries. Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 2-mile drive and is a favourite with surfers, families, and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.

Currently split into two independent dwellings, Staddon, and Little Staddon, it is felt that the home would benefit from being reinstated to its original one stately offering. This Grade II listed property still enjoys a wealth of character features and is steeped in its own rich history. The King of Siam is believed to have briefly owned the property at the start of the II World War.

Staddon House

Forms the main part of the home and retains much of the homes stately features and impressive proportioned rooms. Comprising of 3 reception rooms, kitchen and 4 bedrooms.

Entrance Hallway

Dining Room

17'0" x 16'0"

Drawing Room

21'3" x 17'2"

Sun Room

13'3" max x 13'1"

Kitchen/Breakfast Room

13'5" + storage x 12'5"

First Floor

Bedroom 1

21'6" x 18'3"

Storage & Potential Ensuite

18'3" x 5'2"

Bedroom 2

17'10" x 15'3"

Bedroom 3

14'4" x 14'0"

Bedroom 4

13'9" x 12'8"

Bathroom

Second Floor

Attic Room

24'5" x 13'0"

Storage

Little Staddon

Comprising a wing of the property where much of the original features have been hidden/removed. Little Staddon has 2 reception rooms, kitchen and 2 well proportioned bedrooms.

Lounge

17'9" x 14'2"

Kitchen

17'7" x 12'0"

Dining Room

11'9" x 9'4"

Cloakroom

First Floor

Bedroom 1

16'1" x 11'10"

Bedroom 2

18'2" x 13'6"

Bathroom

12'9" x 6'4"

Cloakroom

Outbuildings

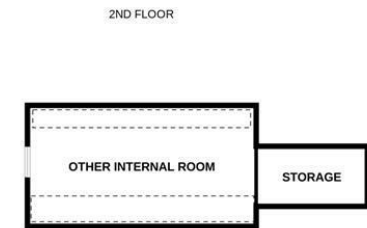
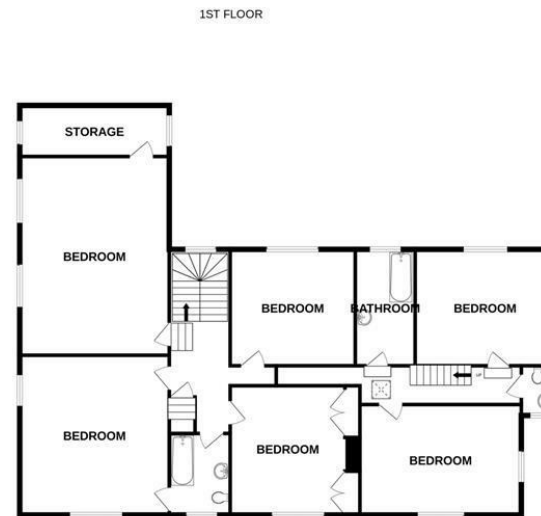
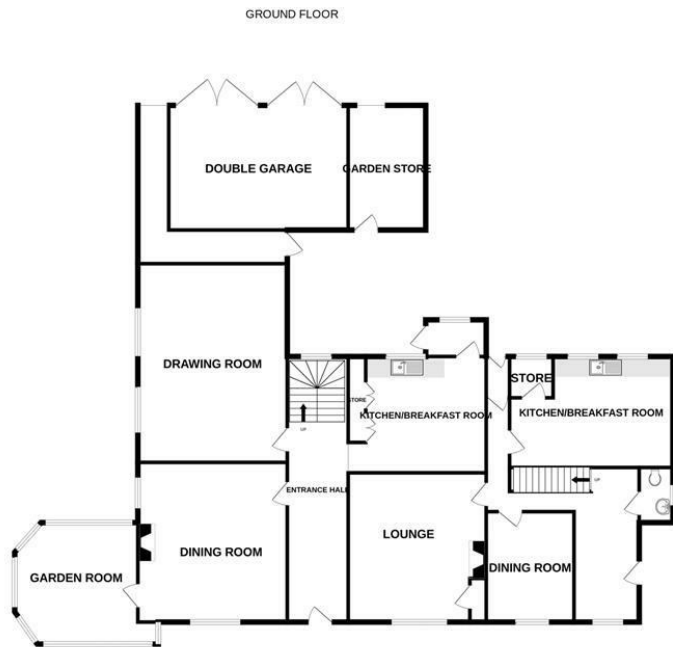
Located to the rear of the property is a double garage/workshop that offers access to the courtyard to the rear of the property.

Outside

The private grounds open out behind the unassuming stone wall that runs along Staddon Road lined with mature trees and shrubs. The grounds measure approximately 1.6 acres and are presented predominantly in lawns with a sweeping driveway to the front of Staddon House, and one to the rear of Little Staddon.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office in Bideford, proceed towards Northam, passing Morrisons supermarket on your right-hand side and continue until reaching the Heywood Road roundabout. Continue straight across the roundabout following signs for Northam, Westward Ho! and Appledore. Continue past the Durrant House Hotel on your right hand side and take the right hand turning shortly after signed for Appledore. Proceed along this road passing the swimming pool on your right-hand side and Appledore Football club also on your right hand side. Take the second turning left into Staddon Road. Continue almost to the end of the road, where the entrance to Staddon House will be found on your left at the start of the stone walling.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

Council Tax Band