



## Dock Cottage New Quay Street, Appledore, Bideford, EX39 1LU

Guide Price £700,000

- Mooring Rights
- Successfully Holiday Let
- Immaculately Presented
- Suntrap Patio
- Waterside Location
- Can Be Purchased With Ongoing Bookings & Furnishings
- Stunning Views From All Rooms
- No Onward Chain



## Dock Cottage, Appledore

Situated in one of the most desirable positions in Appledore, this Grade 2 listed property is one of the oldest properties in Appledore and was once owned by the original owners of Appledore Dock. It benefits from uninterrupted panoramic estuary views with views over to Instow providing the perfect backdrop whatever time of year. With the exception of the bathrooms, Dock Cottage enjoys views from every room. Subject to a complete nuts and bolts renovation in 2018 the property is currently used as a very successful holiday home and can be purchased with ongoing bookings and furnishings. A particular feature is the outside garden and patio area which enjoys sunshine throughout the day along with mooring rights. Dock Cottage is situated a short level stroll from the quayside of Appledore and it's many amenities.



Council Tax Band: D



### Dining room

17 x 12

Step into the property and marvel at the views from the dining room with patio doors leading to the garden

### Kitchen

12 x 6

A well equipped galley kitchen situation just off the dining room, being thoughtfully designed with a range of matching hand level units, incorporating a electric range cooker with gas hob and extractor over, Belfast sink, integrated fridge, freezer and dishwasher.

### Lounge

14'7 x 14'5

A well appointed room with feature coving, wood burner and bay window to enjoy the stunning views.

### Downstairs WC

A spacious WC which also doubles up as a utility with washing machine.

### Bedroom 1

15 x 13'2

A very large double room with patio doors leading to the balcony.

### Ensuite

A feature bathroom with roll top bath with mixer shower attachment, lower level WC, wash hand basin and heated towel rail.

### Bedroom 2

11'5 x 7'5

A smaller double with patio doors leading outside to the balcony.

### Shower room

Has been equipped with a modern white suite comprising of a shower, low level WC, wash hand basin and heated towel rail.

### Bedroom 3

20'9 x 10'2

Cottage style steps lead to a feature bedroom, currently configured as a twin bedroom with windows overlooking the river.

### Outside

A particular feature with mature shrubs and patio area overlooking the river with the added bonus of mooring rights. The property is approached via its own private walkway and has a handy store room.

### Services

All mains services are connected. Gas fuelled central heating with wood burning stove.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

### Agents Note

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32 any potential purchasers are drawn to the fact that the owners of this property are connected with the Directors of Morris and Bott.

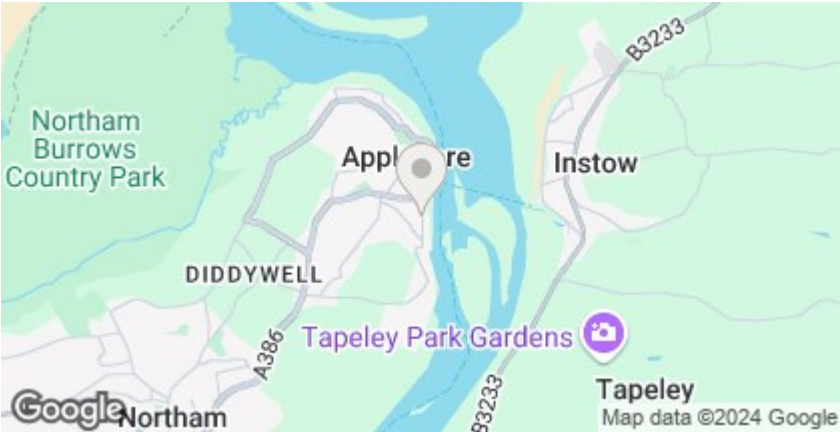
### Holiday Letting

This property is currently successfully being holiday let by award winning agents Holidaycottages.co.uk. For information on how the property has performed over previous seasons, contact the Morris and Bott team.



## Directions

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. Continue straight across, taking the second exit onto Heywood Road, signposted Appledore and Westward Ho!. Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side. Bear round to the right and descend the hill, at the bottom, as the road begins to level, turn right into New Quay Street and follow the road around to the right, the property will then be found after a short distance on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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