



7 Marine Parade, Appledore, Bideford, EX39 1PJ

Asking Price £699,950

- Gr II Listed Georgian Residence
- Kitchen/Breakfast Room & Utility
- Wealth of Attractive Character Features
- Viewing Highly Recommended
- Spacious Accommodation
- Delightful Courtyard Garden with Rear Access
- 2 Reception Rooms
- Level Stroll to The Quay
- Superb River Views
- Master Bedroom with Large En-Suite

7 Marine Parade, Appledore

We are thrilled to present this elegant 3-bedroom, Grade II listed Georgian residence with stunning estuary views, just a short, level stroll from Appledore's picturesque Quayside. Rich in character, the property is believed to have been constructed around 1820 for a Sea Captain, Master Mariner, or Merchant who required close proximity to Richmond Dock. Impeccably presented throughout, the home offers spacious and thoughtfully designed accommodation. On the ground floor, you'll find a generous lounge that flows seamlessly into the formal dining room, while the rear hosts a well-appointed kitchen/breakfast room, additional kitchenette, and utility room. The first floor features two double bedrooms, one with an ensuite, as well as a family shower room. On the second floor, a large master bedroom and ensuite await, with potential to convert the ensuite into a fourth bedroom (subject to necessary consents). Outside, the property enjoys a delightful rear garden, accessible from Marine Parade, complete with a useful storage area and rear access.



Council Tax Band: E



Ground Floor

Entrance Porch

Welcomes you into the home.

Hallway

This inviting hallway provides stairs to the first floor with useful under stair storage.

Lounge

17'0" x 15'4"

This spacious reception room is found at the front of the home and boasts an attractive fireplace with multi-fuel burner, slate hearth and exposed wood floor.

Dining Room

13'10" x 10'9"

With large double doors from the sitting room, this additional reception space offers an attractive feature fireplace and overlooks the enclosed courtyard.

Breakfast Room

15'9" x 11'5"

Found at the rear of the home and overlooking the garden, the kitchen is fitted with attractive freestanding units including a centre island and a Belfast sink, feature fireplace housing AGA style cooker with useful larder cupboards either side, slate tiled floor, door to enclosed courtyard and door to the rear garden.

Kitchen

9'3" x 6'10"

Fitted with a range of work surfaces comprising a ceramic 1 1/2 bowl sink and drainer unit with drawers and cupboards below, built-in oven and hob with extractor hood over, built-in dishwasher, space for freestanding fridge/freezer and part tiled walls, door to utility.

Utility

The utility provides space for washing machine and tumble dryer above, wall-mounted gas boiler.

First Floor

Bedroom Two

A spacious double bedroom found at the front of the home, enjoying a view of the estuary to Tapeley Park, with an attractive feature fireplace, fitted wardrobes and exposed wood floor.

Ensuite

Fitted with a modern white suite comprising a shower, low-level W.C and wash hand basin.

Bedroom Three

A good sized double bedroom with fitted wardrobes, overlooking the rear garden.

Shower Room

Fitted with a modern white suite comprising a large walk-in shower, low-level W.C and wash hand basin.

Second Floor

Bedroom One

A spacious double bedroom enjoying a superb estuary view, offering an attractive feature fireplace, large built-in wardrobes and exposed wood floor, double doors to the ensuite.

Jack & Jill Style Bathroom

14'0" x 8'8"

A generously proportioned and well-appointed en suite fitted with a white suite comprising a freestanding roll-top bath, low-level W.C, bidet and wash hand basin, exposed wood floor. This room could be converted to create a 4th bedroom, subject to the necessary consents.

Outside

The property is approached from Marine Parade and is just a short level walk from the Quay. To the rear is a delightful garden with an immediate patio that steps up to the main walled-garden which is laid for easy maintenance with patio and chippings, being well-stocked with a variety of plants and shrubs. Here there is a convenient store and rear access.

Services

All mains connected. Gas fired central heating.

Holiday Let Potential

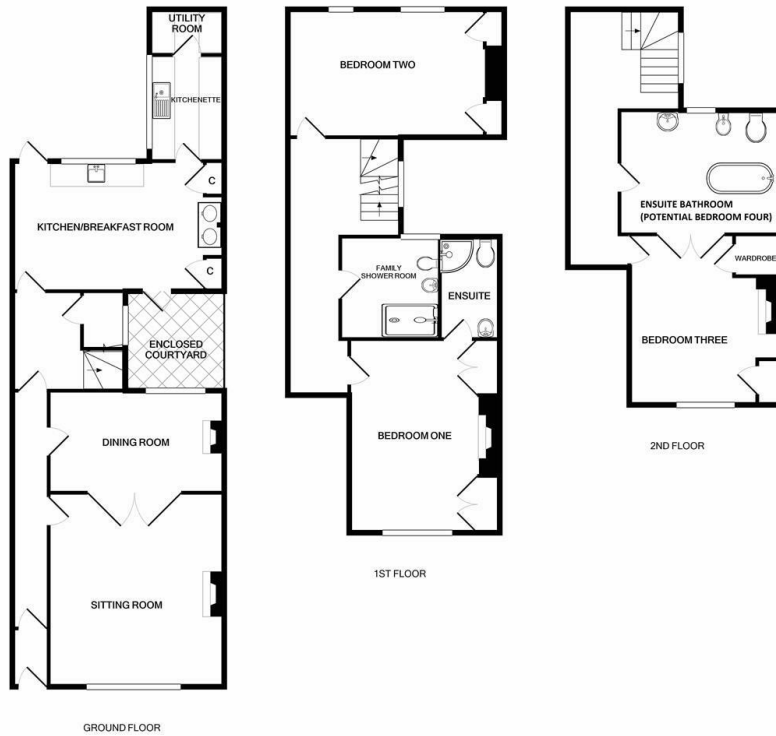
The property has previously made for a successful holiday let and offers great potential for those seeking an investment property. For more details on how the property could perform, please speak to a member of the team.

Viewings

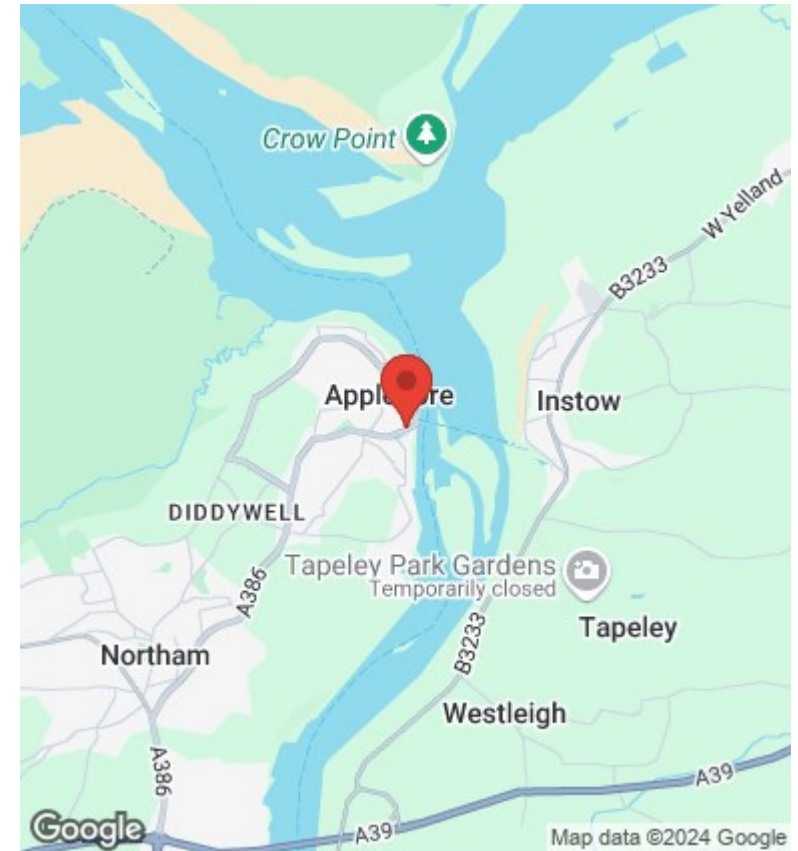
Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.







MARINE PARADE, APPLIEDORE, EX39 1PJ
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Appledore Quay, proceed South and as the road bears right, continue into Marine Parade where the property will be found after a short distance on the right-hand side.

Viewings

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

Council Tax Band E