



Broadsands, Pitt Hill, Appledore, Bideford, EX39 1PX

Offers Invited £685,000

- Sought After Location
- Double Garage & Ample Parking
- Three Double Bedrooms
- Stunning Panoramic Views
- Versatile Open Plan or Traditional Living
- Short Walk To The Quayside
- Solar Panels
- Private, Tucked Away Position
- Planning For Extension (Now Lapsed)

Pitt Hill, Bideford EX39 1PX

Nestled within an elevated position on the outskirts of Appledore this detached bungalow on Pitt Hill offers breathtaking panoramic views of the estuary and surrounding countryside. This spacious home sits on a generous plot, backing onto Appledore's protected greenspace. The well-designed layout features spacious living areas at the rear, showcasing the stunning estuary vistas, while the spacious bedrooms open directly onto the garden. A large double garage, utility room, and ample driveway parking add to the home's practicality. Whether you're seeking a coastal home or a holiday retreat, Broadsands is a rare find and a must-see!



Council Tax Band: C



Location

Located within this elevated position, and offering breathtaking views of both coast and countryside. Just a short stroll away is the charming fishing village of Appledore, known for its historic quay, cobbled streets, quaint cottages, and its annual book festival featuring celebrity speakers. The village boasts excellent amenities, including a shop/deli, Post Office, cafes, restaurants, pubs, galleries, craft shops, and a primary school, as well as a playground, churches, and a social club. For water enthusiasts, a public slipway provides access for sailing, canoeing, and kayaking. Within 3 miles, you'll find the Northam Burrows Country Park, Royal North Devon Golf Course, and Westward Ho!'s sandy beach, along with access to the South West Coast Path and Tarka Trail for scenic walks. Nearby Instow offers similar amenities, plus a sailing club and beachfront.

Bideford and Barnstaple are within easy reach, offering further schooling, shopping, and transport links, including rail and motorway access via the A361 to the M5.

Entrance Porch

Offering plenty of space for coats, shoes, and everyday essentials.

Entrance Hall

Welcomes you into the home.

Lounge

16'0" x 13'6"

A spacious yet cosy room with a large window framing panoramic views of Appledore and the estuary. It also features a log burner and bi-fold doors that open into the kitchen.

Kitchen Diner

17'1" x 11'1"

The kitchen is well-equipped with a range of matching base and wall units, featuring a built-in double oven, electric hob with extractor, built in fridge/freezer and a sink with drainer. There is also ample space for a dining table and chairs and a door providing access to the conservatory and the rear garden.

Conservatory

14'11" x 7'4"

The conservatory offers a perfect space to soak up the sun and enjoy panoramic views of the estuary. It provides plenty of room for seating and easy access to the rear garden.

Bedroom One

12'5" x 11'8"

A generously sized double bedroom equipped with its own ensuite shower room.

Ensuite

6'2" x 5'7"

A four piece suite comprising his and hers ceramic sinks, a shower cubicle and low level WC.

Bedroom Two

13'1" x 10'0"

A spacious double bedroom equipped with built in wardrobes and French doors opening onto the garden's decking area.

Bedroom Three

14'2" x 9'8"

A further well-sized double bedroom with French doors opening onto the garden's decking area.

Bathroom

12'6" x 5'2"

A three-piece suite featuring a bath with shower over, a low-level WC, hand wash basin, and a heated towel rail.

Utility

8'1" x 5'4"

The utility room offers extra worktop space and under counter storage, including plumbing for white goods along with a stainless steel sink with drainer. The utility also provides access to the double garage.

Double Garage

18'6" x 17'10"

Accessed via an up-and-over door, the garage is fully equipped with electricity and lighting, offering ample space for multiple vehicles.

Outside

At the front of the property, a large driveway provides ample parking for multiple vehicles, with direct access to the double garage. The property benefits from side access on both sides, with the left side leading to the main section of the rear garden. This garden area is predominantly laid to lawn, bordered by mature shrubbery and wooden fencing. A patio, featuring charming water features, wraps around to a wooden deck that offers picturesque views of the local greenspace and surrounding countryside, which can also be enjoyed from the side of the property. Towards the end of the garden, a private decking area, nestled among shrubbery and flowers, offers a peaceful spot for al fresco dining.

Services

All mains connected, gas fired central heating. The property also benefits from solar panels.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

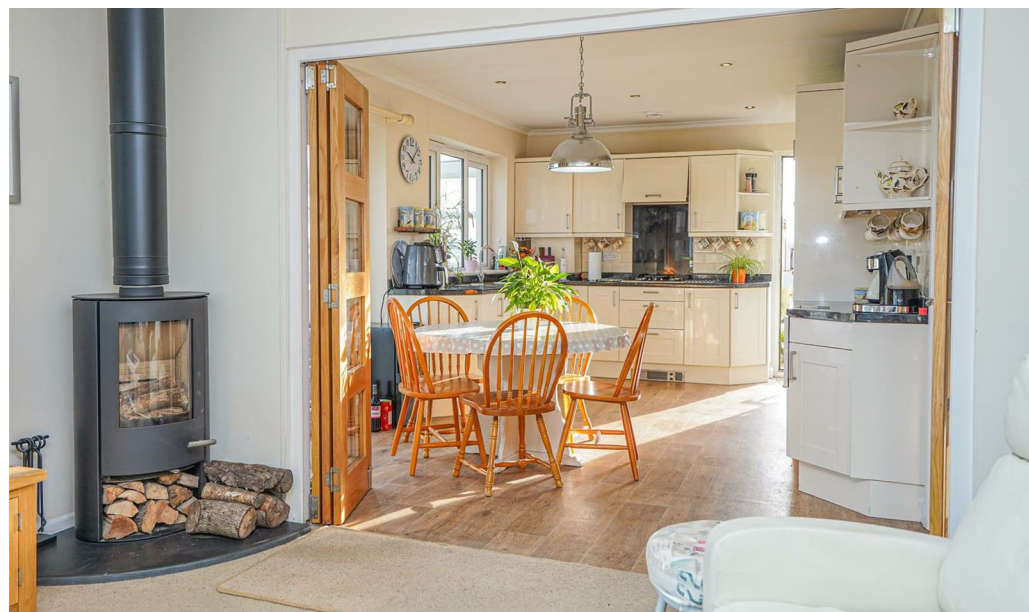
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Viewings

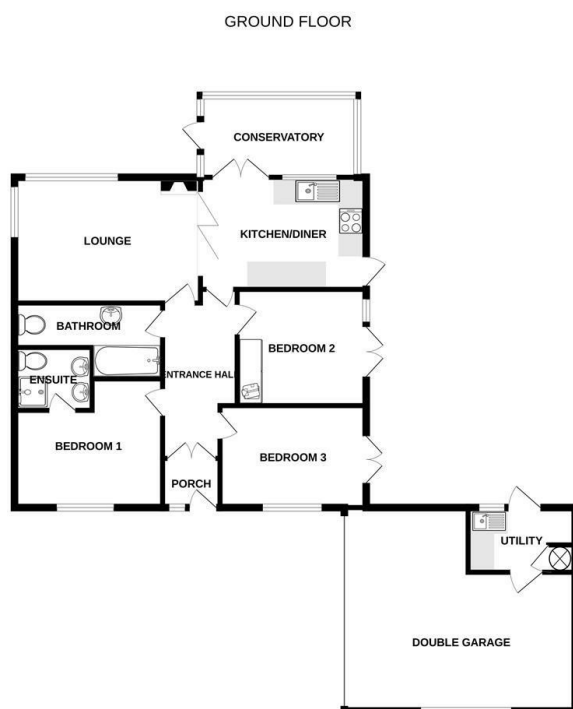
Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

Agents Notes

The current owners have obtained planning for an extension to the rear of the property. Planning Application No. 1/1111/2020/FUL





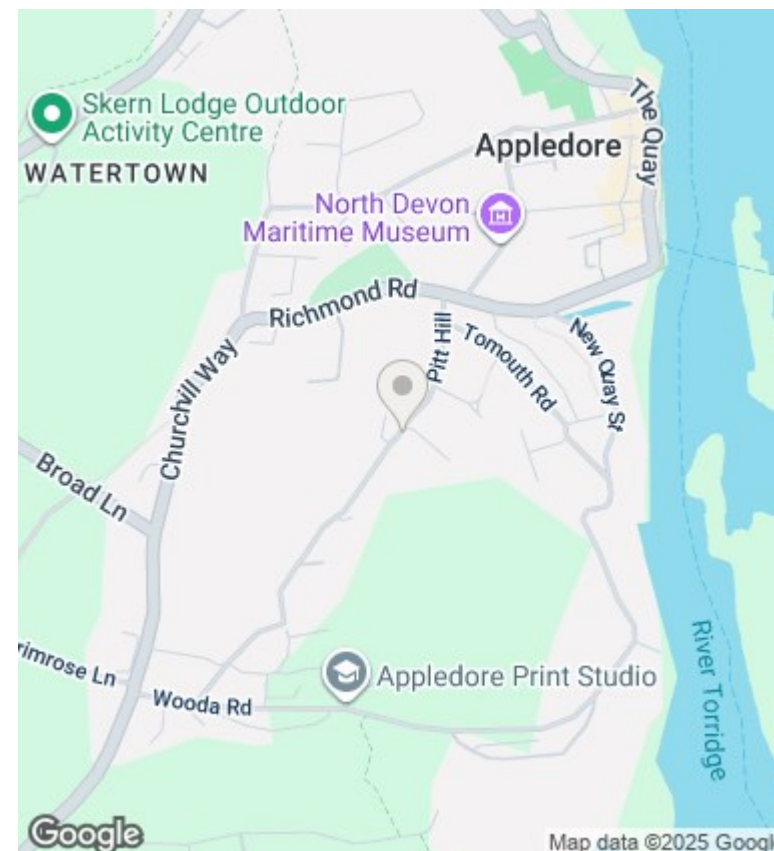


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency due to age. Made with floorplan 12/2021

Directions

From the Heywood Road roundabout take the exit 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. Turn right onto Pitt Hill and then follow the road up past the turning for Tomouth Road and you will find the turning for Broadsands on your left hand side, follow the road to the end where the property will be found on your left hand side.

B



Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC