



3 Harbour Lights Torridge Road, Appledore, Bideford, EX39 1SF

Asking Price £735,000

- Contemporary Open Plan Living
- Garage and Ample Parking
- Perfect as a Holiday Let or Family Home
- NO CHAIN!
- Breathtaking Estuary Views
- Generous Garden
- Short Stroll From Appledore Quay
- Architecturally Designed
- High Standard Of Finish Throughout
- Energy Efficient Home

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Discover one of just four exceptional architect-designed homes, perfectly positioned to enjoy uninterrupted views over the Taw and Torridge estuary. Nestled just a short, level stroll from the heart of Appledore, these stunning properties feature reverse-level living to maximize the breathtaking scenery. Finished to an impressive standard throughout, each home includes a high-spec kitchen, stylish bathroom suites, and premium appliances. With the added benefits of a garage and parking, Harbour Lights is an ideal choice for a family home on the coast or a luxurious holiday retreat.



Council Tax Band: C



Ground Floor

Entrance Hallway

22'11" x 3'7"

Welcomes you into the home, featuring vaulted ceilings for a spacious feel and providing direct access to the garage.

WC

A modern two piece suite comprising of a low level WC and hand wash basin.

Utility

Equipped with plumbing for a washing machine and tumble dryer.

Open Plan Living

25'1" x 17'11"

A stunning space with engineered hardwood flooring and vaulted ceilings, complemented by full-height doors and windows showcasing breathtaking views. Step onto the wide glazed balcony for an uninterrupted coastal panorama.

Kitchen

Beautifully designed with a range of matching units and sleek modern worktops, this kitchen features high-spec appliances, including a hide-and-slide single oven, a steam oven, warming drawer, integrated fridge, separate integrated freezer and dishwasher. While the island boasts a Neff induction hob with a downdraft extractor, and a sink with a three-way kettle tap.

Living and Dining

The living space is a light and spacious room that features vaulted ceilings and built in banquette seating with additional underseat storage. Also boasting uninterrupted views of the estuary. Large sliding doors bring in plenty of natural light and open to the balcony.

Lower Ground Floor

Bedroom One

14'2" x 9'6"

A spacious double bedroom featuring French doors that open to the garden, complemented by an en-suite shower room.

Ensuite

7'9" x 4'10"

A sleek, tiled three-piece suite featuring a digitally controlled overhead rain shower, low level WC and hand wash basin.

Bedroom Two

14'3" x 8'0"

A generously sized double bedroom with French doors opening directly into the garden.

Bedroom Three

7'11" x 7'6"

A single room perfectly suited as a home office or hobbies room.

Bathroom

6'7" x 5'5"

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

Outside

The front of the property provides ample parking for multiple vehicles and access to the garage. Side gates lead to the rear garden, which is mainly laid with artificial lawn and enclosed with a wooden fence. A patio area offers the perfect spot for alfresco dining, while the garden enjoys stunning views over the estuary, with Crow Point and Downend headland in the distance.

Garage

15'8" x 9'8"

Accessed through an electric roll-up door, the garage is fully equipped with electricity and lighting with a mezzanine level has been added for additional storage. An internal door leads into the entrance hallway.

Services

Gas-fired central heating, with underfloor heating and all mains services connected.

Viewings

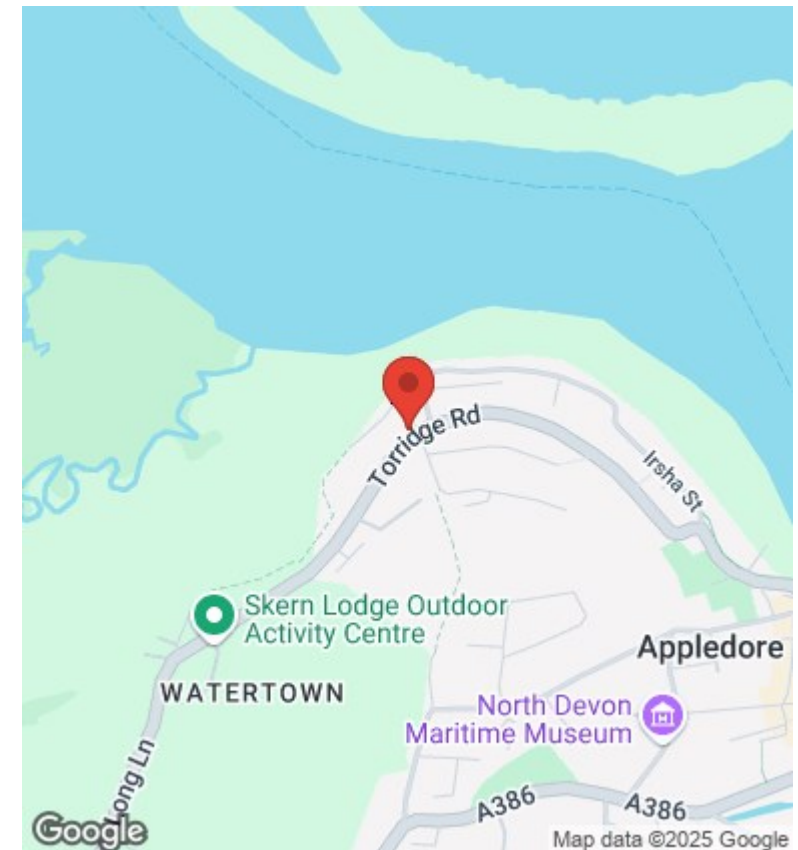
Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.







While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 as to their operation or efficiency can be given.
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Directions

From our office on The Quay, head along the A386, passing Morrisons on your right. Continue uphill to the Heywood Road roundabout and take the second exit onto Heywood Road, signposted Appledore and Westward Ho!. Pass the Durrant House Hotel and turn right at the next junction onto Churchill Way, signposted Appledore. Continue past Torridge Pool, then into Appledore, passing Appledore FC. Take the next left into Broad Lane, then right onto Torridge Road. Continue to Appledore, Harbour lights will then be found on your left hand side as you enter the village.

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(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	