



## 4a Odun Road, Appledore, Bideford, EX39 1PT

Price Guide £685,000

- BRIEF VIDEO WALKTHROUGH NOW ONLINE
- Two Log Burners
- Private Tiered Garden
- Stone's Throw From The Quayside
- Prime Position Within The Village
- Grade II Listed
- High Quality Recent Refurbishment.
- Stunning Estuary Views
- No Onward Chain!
- Three Double Bedrooms



## 4a Odun Road, Bideford EX39 1PT

A rare and unique opportunity to own a piece of Appledore's history with this stunning Grade II listed home. Just a stone's throw from Appledore's bustling quayside, this property has been meticulously renovated to the highest standards, seamlessly blending charming character with contemporary living. The home boasts breathtaking river views and features original features throughout, ideal as either a family residence or holiday home retreat. With two log burners and spacious, thoughtfully designed accommodation, the property also offers a private, tiered rear garden and convenient parking options nearby. This hidden gem truly must be seen to be appreciated. Now available with no onward chain!



Council Tax Band: C



## Ground Floor

### Porch

Providing ample space for coats and shoes.

### Entrance Hall

Welcoming you into the home, the entrance hall, with its original tessellated tile flooring, offers access to the lounge, kitchen, WC, and first floor.

### WC

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

### Lounge

14'11" x 13'1"

A spacious yet cosy room featuring a charming log burner with hearth and sash windows offering stunning estuary views toward Instow.

### Kitchen/Breakfast Room

18'10" x 13'8"

The kitchen boasts modern, matching hand and eye-level units, housing a range cooker, ceramic sink, built-in fridge/freezer, and dishwasher. A central island adds extra workspace, seating, and under-counter storage.

### Dining Room

13'8" x 13'1"

The dining room, found just off the kitchen, offers a perfect social space with a cosy log burner and built-in window seating. A door leads to the garden, with access to the utility room also available.

### Utility

6'4" x 5'4"

Offering extra worktop space, a sink with drainer, and room for white goods.

## First Floor

### Bedroom One

13'0" x 11'9"

A spacious double bedroom with breathtaking estuary views, complete with its own ensuite shower room.

### Ensuite

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

### Bedroom Two

11'10" x 10'5"

A generously sized double bedroom with built-in storage.

### Bedroom Three

14'0" x 11'3"

A spacious double room overlooking the rear garden, complete with built-in storage.

### Bathroom

A modern four-piece suite featuring a separate bath and shower with turquoise tile splashback, low-level WC, hand wash basin, and heated towel rail.

### Outside

At the front of the property, you'll find a low-maintenance chipping area with seating perfect for enjoying the morning sunrises. The beautifully landscaped rear garden is bordered by a wooden fence and stone wall, offering complete privacy. It provides ample space for social gatherings with friends and family, as well as a more formal seating area ideal for al fresco dining.

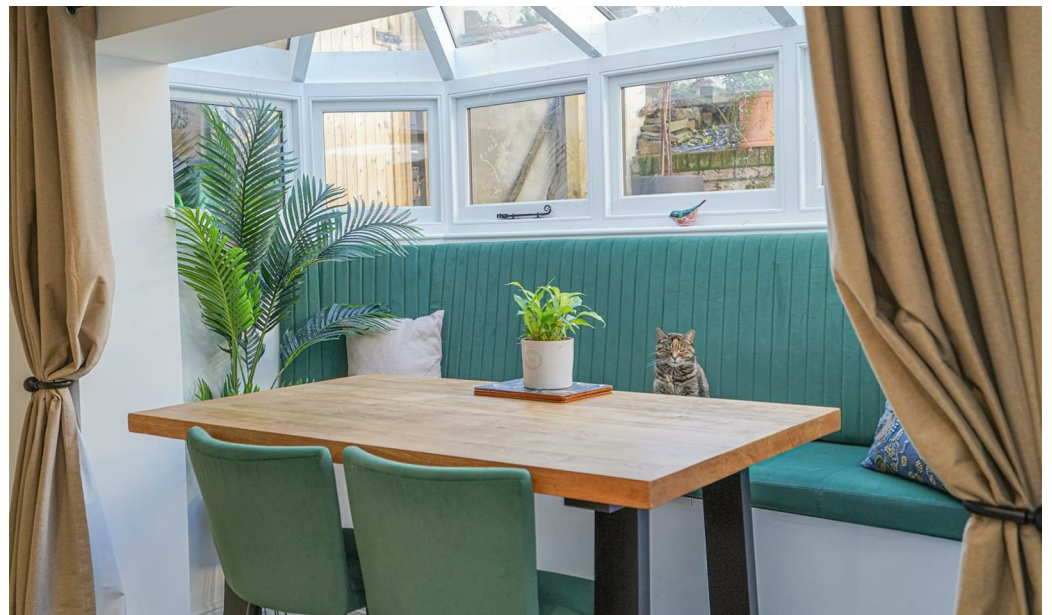
### Services

All mains services connected, gas fired central heating.

### Agents Notes

4a Odun Road offers great potential as a successful holiday let within the village. For more information on how the property could perform, contact the team today.







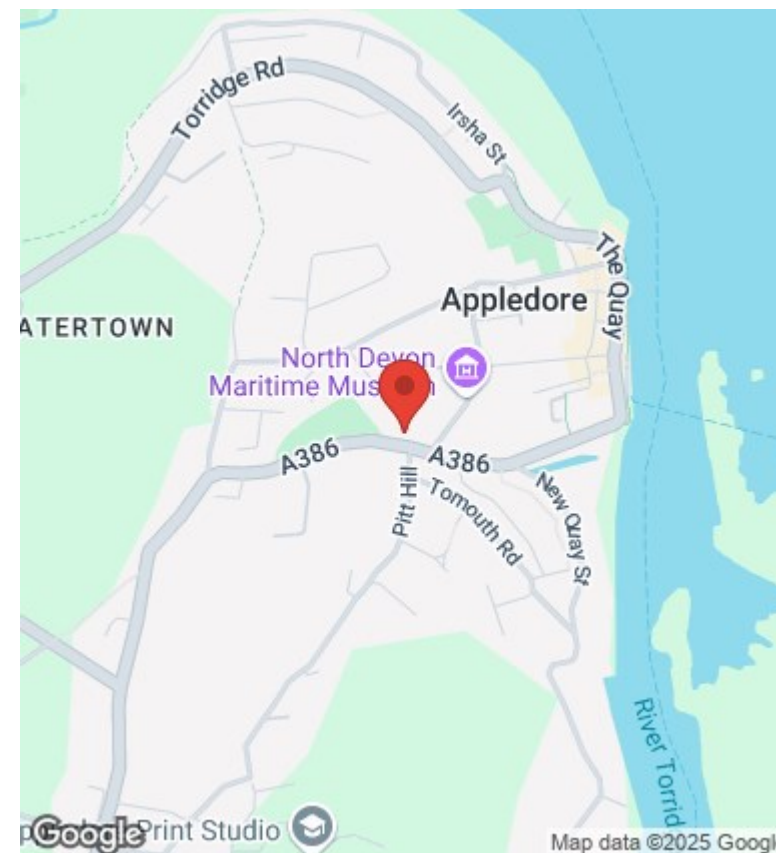




Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such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

From our office on The Quay, follow the A386 past Morrisons on your right and continue up the hill to the Heywood Road roundabout. Take the second exit onto Heywood Road, signposted Appledore and Westward Ho!, passing the Durrant House Hotel on your right. At the next junction, turn right onto Churchill Way (A386), signposted Appledore. Pass Torridge Pool and Appledore FC on your right, then bear right and descend the hill. Take a left turning onto Odun Road where the property will be found opposite Odun car park on your left hand side.



## 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC