



SANDBANKS
TORRIDGE ROAD APPLIEDORE, DEVON, EX39 1SF

Exclusive Homes
GUIDE PRICE £1,600,000

This truly exceptional one-off waterside home is not to be missed.

Situated in one of North Devon's finest locations, sitting alongside the estuary having the most breathtaking views, with versatile accommodation spanning over 4000 square feet.

Sandbanks has been transformed by the current owners over the last 17 years to provide the most amazing home, being in excellent condition with quality fixture & fittings throughout.

Whilst currently set up as 4 bedrooms, the vast accommodation provides a huge amount of adaptability, with additional bedrooms easily created if required.

If the house standing alone wasn't enough already, how about adding a modern self contained detached Pool Guest House, a superb addition as further accommodation or equally an ideal Airbnb, independent granny annexe or a wonderful home office.

The property sits on a sizeable plot with the most fantastic large luxury Porcelain tiled patio area adjoining the rear of the house, alongside a 28' x 14' heated infinity Swimming Pool. All positioned perfectly to take in the breathtaking estuary views which continue across towards Lundy Island & Saunton Sands, enjoying some of the most amazing sunsets.

All the main principal rooms overlook the estuary comprising a 22' x 20' Lounge, 32' Modern fitted Kitchen/Dining Room & a further stunning 32' Reception Room with floor to ceiling windows enjoying the glorious views.

Completing the ground floor, further rooms of a good sized Utility, Shower Room, Family Bathroom, 3 Bedrooms (one En-Suite), a Games Room & a bespoke high specification Home Cinema Room will also be found.







On the first floor is an impressive 22' Master Bedroom suite, with large windows taking full advantage of the stunning views with an outside Balcony overlooking the swimming pool.

The bedroom continues into a good sized En-Suite & a large 20' Dressing Room with bespoke fitted cupboards, drawers, hanging rails and dressing table. There is also a useful Study/Office Room off the landing.

From the front of the property the house gives nothing away as it sits beyond a large modern sliding gate, with a driveway providing ample parking for several vehicles & has space to cater for a Motorhome if required.

An oversized 20'5 x 13'9 detached Garage with electric roller door benefits from having a Utility Area at the rear & a useful side pedestrian door to the rear garden.

The stunning extensive patio area makes the most perfect entertaining space with modern glass balustrades & high specification Porcelain tiles. Steps lead down to the large level lawned garden, with access to the Pool Guest House, Swimming Pool plant room, two useful Storage Rooms & a charming wooden BBQ Hut overlooking the estuary.

Gated access at the bottom of the garden leads directly onto the coastal footpath & in turn adjoins the waters edge. You literally can't get any closer to the water if you tried!





Situated on the edge of the highly favoured village of Appledore, which is renowned for its historic quay, cobbled streets and picturesque former fishermen's cottages. There is an excellent range of local amenities including Grocers/ Post Office, Delicatessen, Art Galleries & Gift Shops, together with a good choice of Cafes, Restaurants & Public Houses offering a great choice of food & live entertainment.

Appledore is also home to the annual Book Festival, which attracts multiple renowned celebrity guest authors & speakers.

The village benefits from a Primary School, Library & Churches, whilst also having a public slipway for water sports, with an annual regatta.

Both the Northam Burrows Country Park & The Royal North Devon Golf Course are on the doorstep of the property, whilst the long sandy beach at Westward Ho! is within a short drive.

The beautiful North Devon Coastline provides numerous coastal foot paths, with Bideford town being within easy reach providing a good choice of schooling for all ages (public and private), banks, shops, retail park, eateries and five supermarkets.

The regional centre of North Devon, Barnstaple is approximately 12 miles distance & offers all the area's major business, shopping and commercial venues. The motorway network at junction 27 of the M5 is approximately an hours drive.

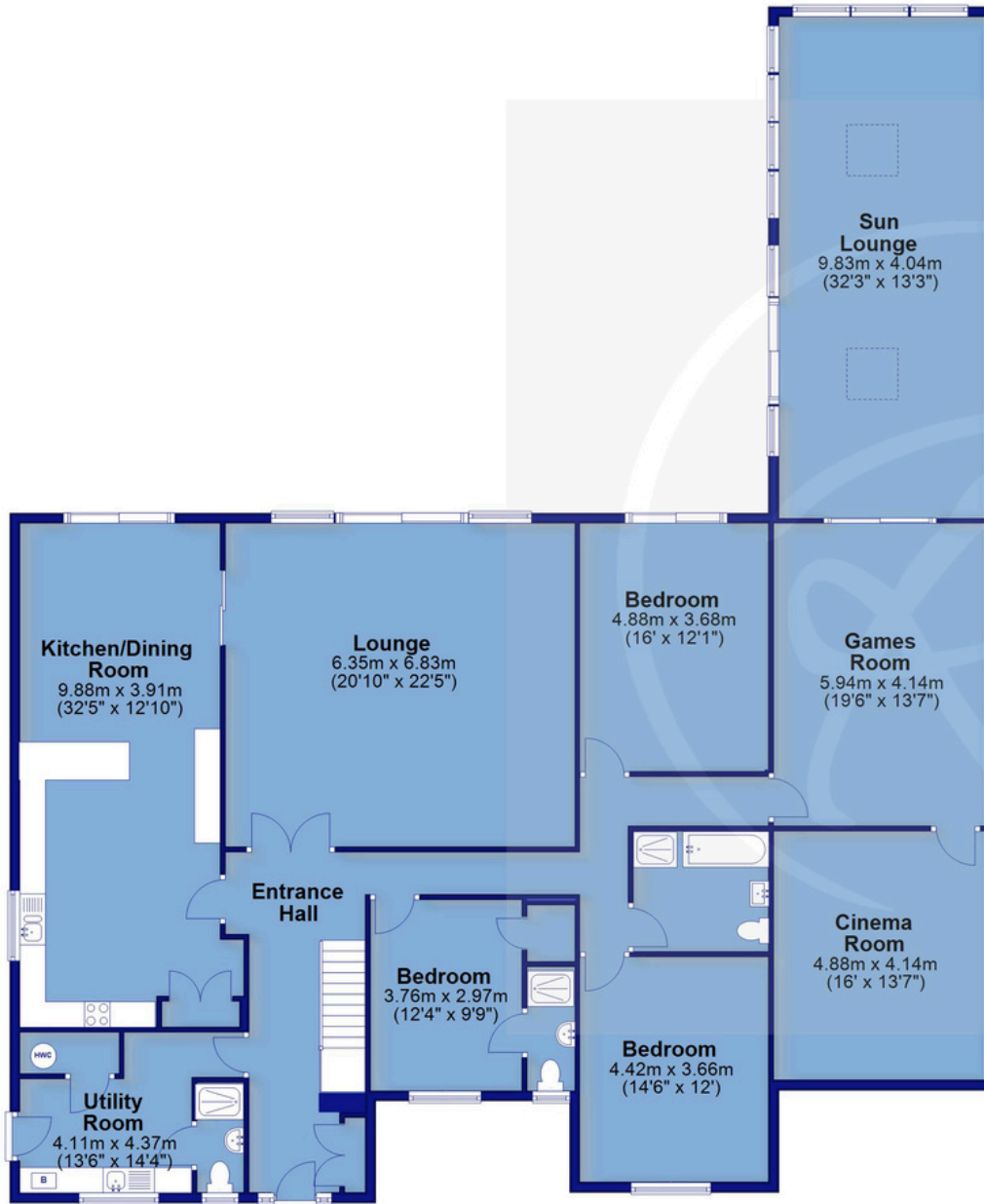
Services: Mains Water (not metered), electricity & gas are connected. Solar Panels (owned outright). Private Septic Tank Drainage (emptied yearly)
Energy Performance Certificate: B (85)
Council Tax: D (£2385.71 per annum)

Under Section 21 of the Estate Agents Act 1979, we declare that this property is owned by a relative of an employee of Regency Estate Agents.



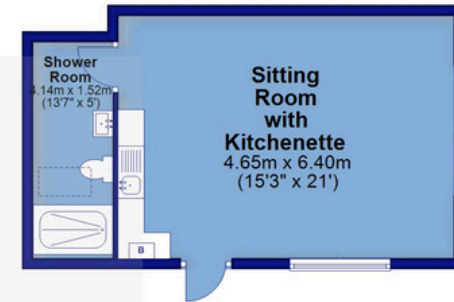
Ground Floor

Approx. 273.6 sq. metres (2945.3 sq. feet)



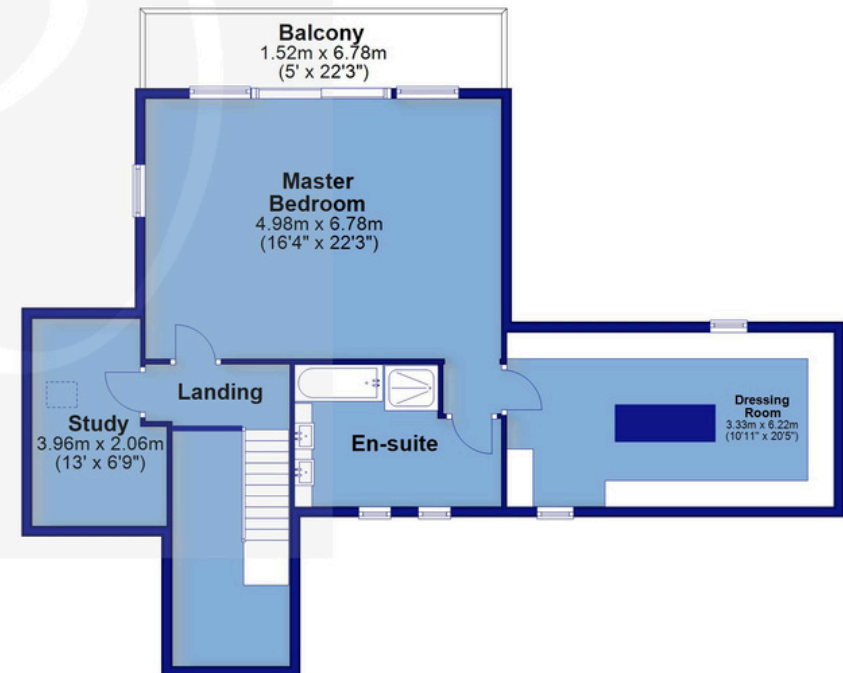
Pool House

Approx. 36.5 sq. metres (392.6 sq. feet)



First Floor

Approx. 74.9 sq. metres (806.0 sq. feet)



Total area: approx. 385.0 sq. metres (4143.9 sq. feet)

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