

Sea Side Lodge

12 Riversmeet, Appledore, EX39 1RE

£699,000





A Striking Detached Home With Unrivalled Coastal Views

Sea Side Lodge 12 Riversmeet, Appledore, Bideford, EX39 1RE



Enjoying some of the finest views in Appledore and North Devon, with an unrivalled panoramic coastal vista across the estuary, this striking 3/4 bedroom detached residence offers spacious and adaptable accommodation within a popular residential location. Having been thoughtfully re-modelled and extended by the current owner, this impressive property boasts a number of contemporary features, further enhancing the position, and is presented immaculately throughout. There is also ample off-road parking for a number of vehicles, ideal for a boat or motorhome, plus a garage. Perfect for those seeking a quieter setting within the village or a "jaw-dropping" holiday retreat with enviable coastal views. No Chain.

The quaint fishing village of Appledore boasts a rich maritime history and is now considered one of the most sought-after coastal villages in North Devon. With attractive narrow streets lined with fisherman's cottages and adorned with artistic vibrance, the village plays host to a plethora of popular cafes and restaurants, a local delicatessen and a number of public houses. The village also holds a number of events throughout the year including the Arts & Crafts festival and internationally renowned Book Festival. Nearby Westward Ho! offers a glorious sandy, blue-flagged beach, popular among watersports enthusiasts whilst, across the Estuary, Instow enjoys a sandy riverside beach, popular with families and dog walkers alike, a yacht club and a number of award-winning restaurants. Instow is connected to Appledore by a pedestrian ferry in the summer months whilst the Tarka Trail, perfect for walkers and cyclists, connects from Torrington to Barnstaple and beyond.

The port town of Bideford provides a wide range of facilities and good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and convenient route to the M5 motorway via the North Devon Link Road.

DETAILS

In brief, the property opens to an inviting hallway that welcomes you into the home. This then opens to a convenient home office/occasional bedroom, along with the open-plan kitchen/diner, which enjoys a dual aspect and views towards Instow.

The kitchen itself is well-fitted and, opening to the dining area, creates a superb social space which is perfect for entertaining.

In addition, there is an impressive separate sitting room on the first floor, with an attractive vaulted ceiling, feature windows flooding the room with natural light with views to Instow, and aluminium bi-fold doors to the balcony. Boasting arguably one of the finest views in Appledore, from Saunton Sands, across the estuary to Crow Point and Exmoor - this is the perfect place to watch the world go by.

Furthermore, there are 3 further bedrooms and a stylishly-fitted family shower room. The master is a generous double and enjoys a walk-in wardrobe and an ensuite bathroom. The second bedroom is a good-sized double, found at the front of the home, whilst the third bedroom is a comfortable single. The family shower room is found off the hallway at the rear of the home.

Outside, the property is approached at the front by a private driveway providing ample off-road parking for a number of vehicles, ideal for a boat or motorhome, leading to the garage with a further workshop. At the rear of the garage, and also accessed with steps down from the rear garden, is a useful utility room.

The property enjoys low-maintenance gardens surrounding the property, making this an easy to run home inside and out. Also offering tremendous flexibility to create space for a dependent relative or Air B&B, the property is perfect for those seeking a quieter coastal lifestyle or a striking holiday home.



Entrance Hall

This inviting space welcomes you into the home.

Kitchen/Diner 6.94m max x 4.73m max narr. to 4.03m (22'9" max x 15'6" max narr. to 13'2")

This open-plan room enjoys a dual aspect with views towards Instow and is flooded with a wealth of natural light. The kitchen itself offers a range of solid work-surfaces and built-in appliances including an oven & microwave, inset gas hob with extractor over, fridge/freezer and dishwasher and opens to the dining area to create the perfect entertaining/social space.

Home Office/Occasion Bed 4

Conveniently located off the entrance hall, this is the ideal space for someone who needs a dedicated space to work from home or could make for a single/bunk bedroom.

Sitting Room 6.68m x 4.33m (21'10" x 14'2")

This impressive reception room boasts a vaulted ceiling and feature windows with views to Instow, along with aluminium bi-fold doors opening to the balcony and perfectly framing one of the finest views in the village.



Master Bedroom 6.68m x 3.38m (21'10" x 11'1")

A generous master bedroom with a large walk-in wardrobe, double doors to outside and a climate control unit.

Ensuite

Fitted with a white suite comprising a bath with electric shower over, low-level W.C and wash basin with vanity unit below.

Bedroom Two 3.70m x 3.14m (12'1" x 10'3")

A good sized double bedroom, found at the front of the home.

Bedroom Three 2.40m x 1.80m (7'10" x 5'10")

A single bedroom found at the rear of the home.

Shower Room

Fitted with a white suite comprising a large shower, low-level W.C and wash basin with vanity unit below.

Utility Room 2.40m x 1.80m (7'10" x 5'10")

With space and plumbing for a washing machine and tumble dryer.

Garage/Workshop 4.85m x 2.57m (15'10" x 8'5")

With up and over door, light and power connected and an additional workshop area (6.84m x 1.89m). It is felt that this area (with the utility) could be converted to create a manageable Air B&B space.



Service: All mains connected. Gas-fired central heating.
EPC: C
Tenure: Freehold
Council Tax: Band D
Local Authority: Torridge District Council

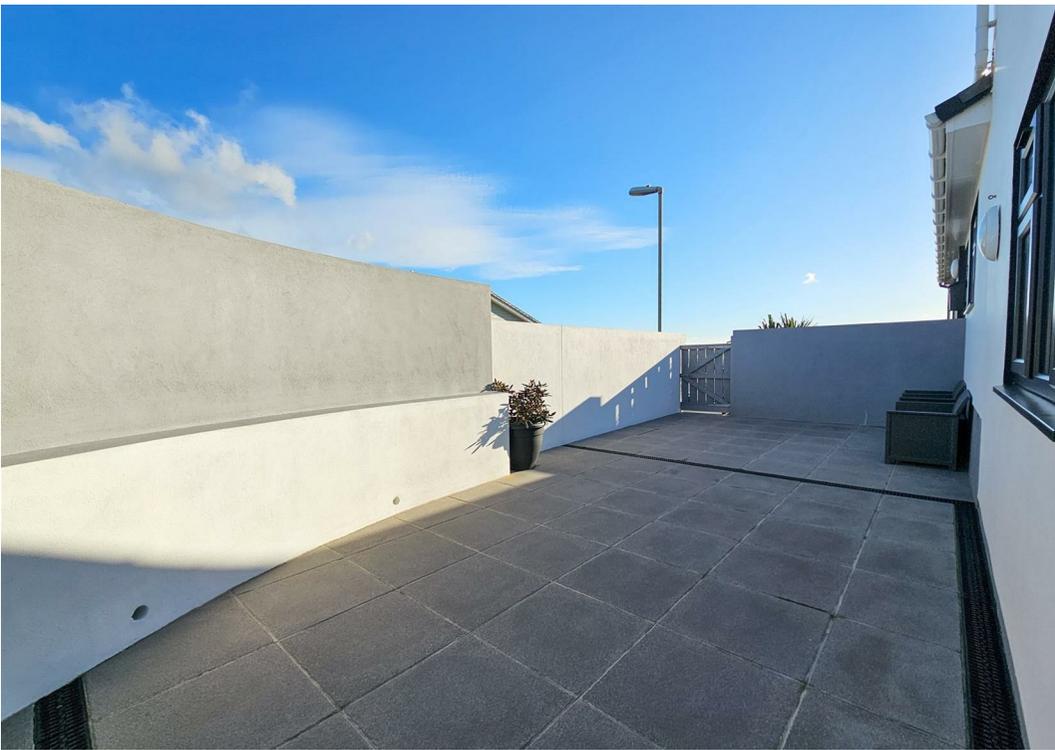
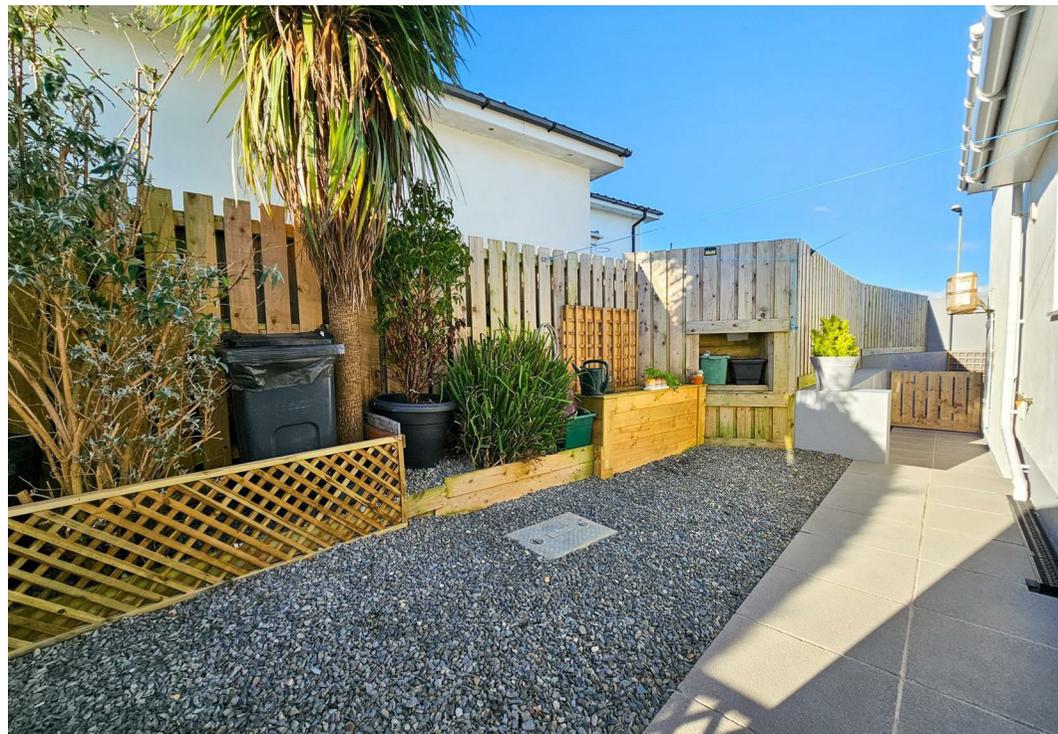
DIRECTIONS

From Churchill Way, continue towards Appledore. Upon entering the village, turn left into Staddon Road. Continue without deviation, following the road as it bears right and take the first left into Riversmeet. Follow the road to the top and around to the right where the property will be found last on the right.

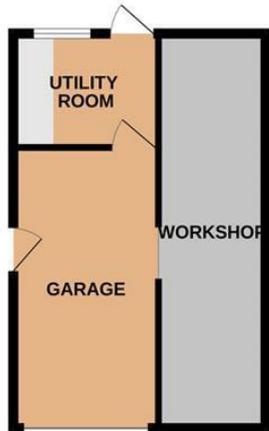


VIEWING

By appointment through
Phillips Smith & Dunn,
Bideford Office
01237 879797



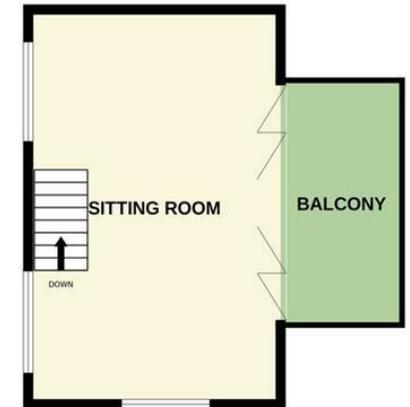
LOWER GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



SEA SIDE LODGE, APPLIEDORE

TOTAL FLOOR AREA : 1808 sq.ft. (167.9 sq.m.) approx.

Whilst 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 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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Barnstaple 01271 327878 • Bideford 01237 879797 • Braunton 01271 814114

www.phillipsland.com • bideford@phillipsland.com