



Broadsands



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

Walking distance to the village, Westward Ho!/beach 3 miles,
Bideford 3.5 miles

Detached bungalow set in elevated position with ample parking, large private garden, spectacular views across to Braunton, Instow and round to Westleigh with planning permission to extend.

- Breath-taking views
- Walking distance to the Quay
- Garden
- Adjacent village green
- Freehold
- Private position
- Planning permission to extend
- Driveway parking and double garage
- Council tax band C

Guide Price £850,000

SITUATION

In terms of location the property enjoys the best of all worlds being the last house set down a private road shared with 7 other properties, on high ground and enjoying stunning views of both coast and country yet is within a short walk to the lovely quaint fishing village of Appledore which is renowned for its historic quay, intertwining cobbled streets, picturesque former fishermen's cottages and annual book festival that attracts multiple celebrity guest speakers. There is an excellent range of local amenities including local shop/delicatessen, Post Office, various cafes, restaurants, pubs, fish & chip shops, galleries and craft shops. There is also a primary school, playground, churches and social club within walking distance. The village also has a public slipway, for those who enjoy sailing, canoeing or kayaking. The Northam Burrows Country Park, Royal North Devon Golf Course and the brilliant sandy beach at Westward Ho! are all within 3 miles of the property with a range of shops and amenities. The nearby South West Coastal Path and Tarka Trail from Instow and Bideford offer excellent walks and stunning vistas of the picturesque North Devon coastline. Instow has a similar range of amenities as Appledore with restaurants, pubs, Johns delicatessen and gallery as well as sailing club and beachfront looking across to Appledore. Bideford town offers schooling for all ages (public and private), banks, shops, retail park, eateries and five supermarkets. Barnstaple town centre is around 20 minutes by car and offers all the areas major main business, shopping and commercial venues as well connections to the motorway via the A361 (to the M5) or via rail to Tiverton Parkway.



DESCRIPTION

A wonderful opportunity to purchase a detached 3 bedroom bungalow situated in an elevated position at the end of a private no through road and boasting breathtaking estuary, sea and countryside views yet within a short walk of Appledore quay. Broadsands offers well presented accommodation together with a generous sized garden, driveway parking and double garage. This certainly offers a rare opportunity and needs to be viewed to be fully appreciated.

The accommodation includes; front door to porch with space for coats, boots etc and partly glazed door to the entrance hall. The three bedrooms are all doubles with bedroom 1 benefiting from an ensuite shower room with WC and twin sinks. Bedroom 2 and 3 enjoy French doors to an outside decking area with stunning estuary views. The family bathroom is fully tiled and includes a side panel bath, WC and sink. Both the bathroom and ensuite benefit from underfloor heating. To the back of the house is the impressive living room where you are immediately drawn to the large window which boasts breathtaking views towards Instow, the estuary and out towards the sea. There is also a corner woodburner and bi fold doors which lead into the kitchen/diner. The kitchen includes a range of units, inset sink and integrated Neff appliances. From here you have access to both the garden and conservatory which delivers 180 degree views and with access to the garden terrace.

OUTSIDE

To the front is parking for up to 4 vehicles and double garage with electric up and over door. Within the garage is a utility room with plumbing for white goods and access to the garden.

The garden offers private and generous space with unbeatable view, elevated patio terrace and side decking area. From here you overlook the neighbouring village green with views over the estuary, towards Instow, Westleigh and the surrounding countryside. The garden is of good size for Appledore and is mainly laid to lawn with an assortment of plants and shrubs.

AGENT NOTE

The current owners have gained planning permission to extend the property to provide additional lower ground floor accommodation including an open plan kitchen/diner, with doors to the garden, shower room and bedroom. This was designed with dual occupation in mind. For more information and detailed drawings please ask the selling agent.

SERVICES

All mains connected. Gas central heating. There are 16 solar panels on the east side of the house roof. These belong to the current owners who benefit from a feed in tariff, these will be included in the sale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1216 sq ft / 112.9 sq m
 Garage = 333 sq ft / 30.9 sq m
 Total = 1549 sq ft / 143.8 sq m

For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1093770



Energy Efficiency Rating		Current	Potential
<small>Vary energy efficient - lower running costs</small>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	

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