



Torridge House



**STAGS**



# Torridge House

19 Bude Street, Appledore, Bideford, EX39 1PS

Appledore Quay within walking distance, Northam Burrows 2 miles, Westward Ho! and Bideford 3 miles, Instow 5 miles,

Wonderful period townhouse offering elegant accommodation and extensive gardens within a short walk of the historic Quayside.

- 5 Bedrooms
- 3 Reception Rooms
- Large plot with extensive garden
- Elegant accommodation
- Freehold
- 4 Bathrooms
- Stunning Kitchen/Diner
- Short stroll to the quay
- Over 2600 sqft
- Council tax band D

Guide Price £795,000

## SITUATION

Appledore is a proud shipping village 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, and a good choice of cafes, restaurants and pubs, some of which have live music. For anyone interested in the arts, there are galleries and gift shops as well as a celebrated annual book festival, now in its 18th year, that attracts multiple renowned celebrity guest authors and speakers.

The village has an award-winning primary school, library and churches, whilst also having a public slipway for those who enjoy all water sports, with gig racing a dominant sport and featuring in the annual regatta. The RNLI have a base in West Appledore and can often be seen moored up or in attendance.

From April through to October, volunteers operate two water taxis that transport locals and holidaymakers across the tidal estuary to and from Instow. Based there, is the North Devon Yacht Club and a beachfront looking back across to Appledore.

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 Coast Path and Tarka Trail from Instow and Bideford offer excellent walks and stunning vistas of the picturesque North Devon coastline.

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 historic townhouse in a fantastic location just steps away from Appledore's picturesque quayside. The property provides beautifully presented accommodation that seamlessly blends contemporary and traditional elements. Set across three floors internal accommodation extends to over 2,600 sq ft and includes five double bedrooms, four bathrooms, three reception rooms, and a fantastic kitchen/diner with glazed side return extension that lets in a wealth of natural light. The size of the rear yard matches the house beautifully and is very rare to have this much outside space in this location. It is unquestionably a property that must be seen to be properly appreciated.

## ACCOMMODATION

The entrance porch leads into the elegant hall with mosaic tiled floor and exposed floorboards leading to the sitting room with central fireplace with wood burner and sash window to the front. The rear of the property has undergone a sensitive intervention, with slate flooring and a glazed side return extension creating a wonderful kitchen/dining space. Flooded with natural light from the skylights, the area has a bespoke fitted timber kitchen with a mix of oak and stone worksurfaces with Mercury gas stove. Within this space is also a cosy sitting room with parquet flooring and wood-burner and there is also a useful walk in larder, WC and access to the rear garden.

The first floor includes three impressive double bedrooms, all benefitting from ensembles, one of which includes a laundry room with space for all white goods.

The second floor offers another two double bedrooms and the family bathroom which includes a bath with shower above, WC and sink. The landing benefits from a built-in staircase to the attic which offers a large space, is fully boarded with good head height, Velux windows and exposed beams.

## OUTSIDE

The rear partly-walled garden is private, secluded and much larger than most would expect in this location. With an initial seating area, ideal for alfresco dining, you are then led to an almost 'secret garden' which is mainly laid to lawn and includes a pond and an assortment of mature plants, shrubs and trees. A quiet, secluded oasis which is a blank canvas for the next owner and offers wonderful potential.

## PROPERTY INFORMATION

All mains connected

Gas central heating

Part cob, stone and brick

Part tiled and slate roof

According to Ofcom, Ultrafast broadband is available at the property. For further information such as mobile signal please see the Ofcom website.





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.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 62                      |
| (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 |

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