



Serendipity Cottage





# Serendipity Cottage

47 Market Street, Appledore, Bideford, EX39 1PP

A rare opportunity to acquire this historic, coastal property.

Deceptively spacious 3-bed cottage, a few steps away from Appledore's stunning Quayside.

- 3 Double Bedrooms
- Grade II listed
- Heart of original village
- Sunny courtyards front and back
- Freehold
- 3 Reception Rooms
- Historic Property c.1647
- Exceptional character
- No onward chain
- Council tax band C

Guide Price £450,000

## SITUATION

An ancient Saxon settlement, rich in maritime history, Appledore is named in the Domesday Book. Today, it is a thriving Devon community, proud home to an active RNLI station and host to the Annual Book Festival as well as to carnivals, regattas, a farmers' market, its own brass band, choirs and theatre group, an excellent village school, active church and outstanding local pubs. Its many popular cafe' and dining options, an award-winning deli, a Post Office, craft and antique shops amply serve locals and visitors alike.





## DESCRIPTION

A spacious, well-maintained character cottage, teeming with hidden delights. Serendipity is the decades-long subject for photographers and artists and is rarely passed by without admiring comments. The diminutive front entrance faces the length of quaint Market Street and belies its exceptionally generous interior. The original cob walls and beamed structures have stood the test of time over hundreds of years, snugly protected by the surrounding cottages in a beguiling network of ancient drangs.

## ACCOMMODATION

The long entrance hall, lined with bookcases, contains doors to the sunny front parlour and to the rear courtyard, before leading into the main dining room. All three living rooms have stone fireplaces and exposed beams. The galley kitchen has fitted units, space for all white goods and a freestanding oven. A kitchen door leads directly into the paved rear courtyard / garden. Upstairs, the three double bedrooms are filled with light, arranged around a small double landing and a shower bathroom with skylight and loft access.

## OUTSIDE

The front courtyard enjoys full morning sun, which moves over to the rear garden / paved courtyard in the afternoon, ideal for al fresco dining. The large woodshed and outdoor WC comprise additional useful features.

## PROPERTY INFORMATION

All mains connected

Gas central heating

Grade II listed

Cob and stone construction

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.

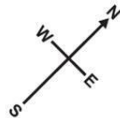


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>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

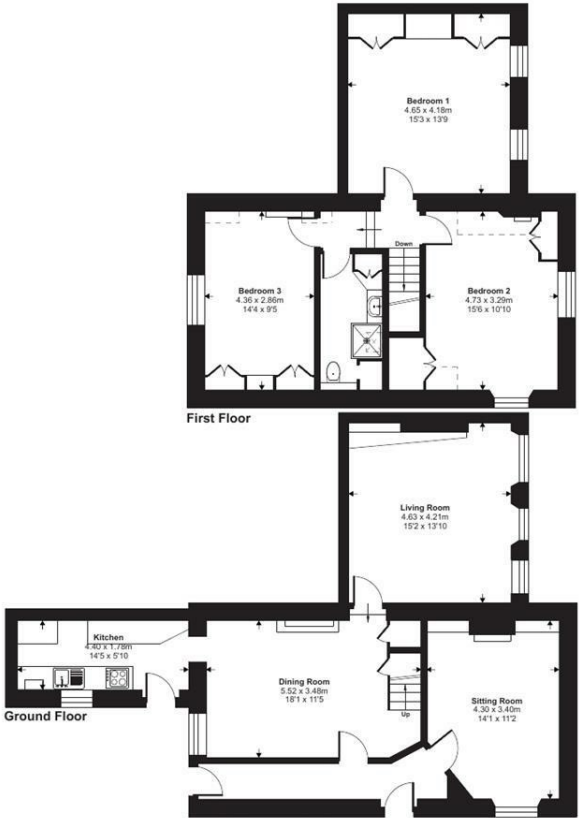
4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030



Approximate Area = 1417 sq ft / 131.6 sq m  
Limited Use Area(s) = 45 sq ft / 4.1 sq m  
Total = 1462 sq ft / 135.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1242146