



The Boat House



The Boat House 12a

Appledore, Bideford, EX39 1QJ

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

A period, three-bedroom waterside property with integral garage, roof terrace and estuary views.

- Three double bedrooms
- Walk to village amenities
- Estuary views
- Cinema/games room
- Bathroom, two shower rooms and WC
- Integral garage
- Roof terrace
- Holiday letting income
- Freehold
- Council tax band C

Guide Price £625,000

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' man two water taxis that transport locals and holiday makers alike 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

Entering the market with the advantage of no ongoing chain is this charming three bedroom period home, boasting a spacious roof terrace, a cinema/games room and rare integral double garage/workshop - an exceptional find in the heart of Appledore!

Positioned directly opposite the historic Grade II Listed Richmond Dry Dock, The Boat House is believed to have originally served as the premises of a well-known Appledore sail maker, before being thoughtfully converted into a residential property in 1998.

In more recent years, the home has been successfully operated as a holiday let, with the property boasting stylish and versatile living space now comprising three generously sized bedrooms, a cinema/games room, a sleek contemporary bathroom, and two additional shower rooms, arranged over two levels.

While the property currently operates as a successful holiday let, it would equally suit use as a residential rental or a cherished main or second home.

ACCOMMODATION

The main entrance is approached from New Street, with steps descending to an internal hallway of considerable size, providing access to all principal rooms. From this hallway, a secondary staircase descends to a converted cinema and games room, complete with its own shower room.

Off the main hallway, doors open to three generously sized double bedrooms. The principal bedroom benefits from an en-suite shower room, while the third bedroom has convenient access to a separate WC. A well-appointed family bathroom is also located along the hallway, as well as a staircase leading up to the roof terrace and access to the main living area.

At the far end of the hallway is the open-plan kitchen, dining, and living space, which offers delightful estuary views across the old dockyard towards Instow. From the main hallway, a secure metal hatch provides access via stairs to the newly finished roof terrace — a superb spot for entertaining guests.

GARAGE AND PARKING

The integral garage is accessed directly from New Quay Street via traditional folding wooden double doors, or internally through the hallway leading into the cinema/games room. Measuring approximately 36' x 17', the space is perfectly suited to car or boating enthusiasts, especially with easy access to local slipways at Appledore, Westward Ho!, Bideford, Instow, and the Yacht Club—each offering direct entry into the Torridge Estuary. Equipped with power, lighting, and water, the garage also lends itself well to workshop use. It features sloping concrete flooring, a built-in workbench, shelving, and a handy mezzanine storage area positioned above the entrance doors.

PROPERTY INFORMATION

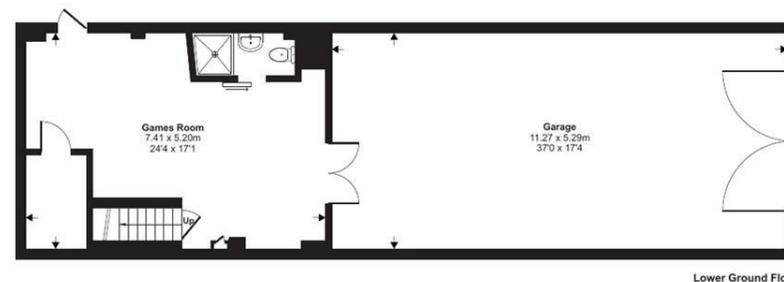
All mains connected.
Gas fired radiator central heating throughout.



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 = 1560 sq ft / 144.9 sq m
 Garage = 642 sq ft / 59.6 sq m
 Total = 2202 sq ft / 204.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	65
(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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