



## CERRY SANDS, TORRIDGE ROAD, APPLIEDORE, DEVON, EX39 1SQ

Chequers Estate Agents welcomes you to 1 Cherry Sands, a brand new architect designed home, complete with valued parking and built to the highest standards by niche developers Acorn Properties, situated right in the very heart of the historic and picturesque village of Appledore, North Devon.

Viewing is highly recommended to understand all this property has to offer - an opportunity not to be missed!



# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

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# £825,000



- **BESPOKE ARCHITECT DESIGN**
- **NEW BUILD**
- **FOUR BEDROOM WITH TWO EN-SUITES**
- **PRIVATE DRIVEWAY WITH PARKING FOR TWO CARS**
- **10 YEAR WARRANTY**
- **CENTERED AROUND APPLIEDORE'S AMENITIES**
- **HUGE 30FT UNDER HOME STORAGE FACILITY**
- **AMAZING VISTA AND SEA VIEWS**
- **UNDER FLOOR HEATING AND MARINE GRADE WINDOWS**
- **OAK STAIRCASE & DOORS, CARPETED AND/OR TILED FLOORS**



The village of Appledore, characterised by its winding narrow streets and colourful houses, sits at the confluence of the Taw and Torridge rivers with views across to Instow and the market towns of Bideford & Barnstaple nearby. With a population of under 2000, Appledore hosts several fine delicatessens, cafes, art galleries, with this particular property being within easy walking distance of popular local bars and restaurants.

The village is built on a tradition of fishing and boat building which still continues today. Appledore is a favourite location with locals and visitors alike, gaining fame after being featured in a novel by Charles Kingsley, who lived in Bideford. He described it as a "little white fishing village" with the many pastel coloured buildings, jumble of cottages and the harbour lined with white terraces.

The Appledore Book Festival draws visitors from across the country and features talks and activities with a range of acclaimed international authors. If you're looking for family fun try the Appledore-Instow Regatta, where you can cheer on the gig boat crews as they race along the quay or try your hand at crabbing and beach tug-of-war competitions, Appledore is one of North Devons favoured locations.

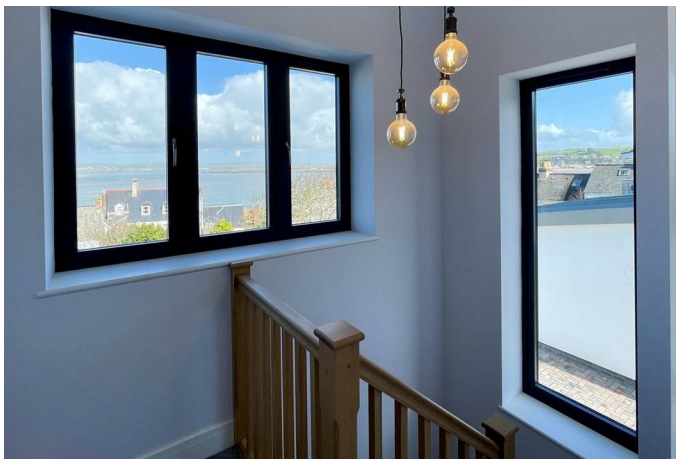
Cherry Sands itself is a fantastic home with 4 bedrooms, 2 with en-suites, fitted to very high standards throughout and would make an ideal family home with its private rear garden or indeed could suit a holiday property with substantial letting potential. 1 Cherry Sands enjoys spectacular views out over the estuary, over 'the bar' and out to Saunton Sands, across to Crow Point and the white house, past Yelland and round to Instow. The property benefits from valuable brick paved off street parking for two cars and garage sized storage under the home.

Split over three levels the property benefits from a crisp clean modern Zinc Roof with Marine Grade Aluminium Anthracite double glazing.

On the lower level there is under floor heating and the separate utility room housing the efficient CODE gas boiler. You will find the fully fitted modern kitchen/diner on the lower level with patio doors out onto the enclosed private garden. Taking the custom made oak staircase up to the ground floor where there is the family bathroom, two bedrooms and a spacious lounge/diner complete with a balcony for soaking up the far reaching views. The oak staircase in the hall is a truly exceptional feature and takes you up again to the upper floor where the views are not to be missed and two further bedrooms, both en-suite, wait for you.

The developers have included a high quality finish throughout - 1 Cherry Sands is a turnkey home and ready to enjoy.





### **ENTRANCE HALLWAY**

A spacious and welcoming hallway with oak staircase leading both to the lower ground level and the first floor landing. Full length window to front elevation, radiator, fitted carpet.

### **LIVING ROOM**

22'2 x 13'9 narrowing to 10'2

A cosy living space with the most enviable views straight through the window to the estuary. Sliding double doors give access to the balcony where you can see The Boathouse at Instow and beyond to Yelland; looking over the estuary to The White House and Crow Point all the way to Saunton and the Sand Bar and out to sea beyond. This is the perfect family space, radiator, fitted carpet.

### **SHOWER ROOM**

6'5 x 6'5

A three piece suite comprising walk in double shower cubicle with rainfall shower head over in a tiled surround, WC and vanity wash hand basin. Full length window to front elevation. Electric underfloor heating.

### **BEDROOM THREE**

10'10 x 10'2

A double bedroom with window to front elevation, radiator, fitted carpet.

### **BEDROOM FOUR**

10'8 x 6'5

A perfect single bedroom or office space. window to side elevation, radiator, fitted carpet.

### **LOWER GROUND HALLWAY**

Under floor heating, tiled floor.

### **KITCHEN**

22'3 x 15'5 max

A light and bright kitchen with two sets of aluminium sliding doors leading to the fully enclosed garden. The kitchen / diner is beautifully equipped with ample cupboard space. Further matching wall cabinets and drawers. Inset 1 1/2 bowl set into work surface with cupboard space below. Integrated Fridge / freezer, integrated double oven with four ring hob and extractor above. Integrated dishwasher. There is a centre island with cupboard space and quartz worktop. Underfloor heating, tiled flooring.

### **UTILITY ROOM**

9'5 x 5'7

A useful utility room with space and plumbing for white goods. Inset stainless steel single bowl sink set into work surface. Wall mounted boiler supplying the central heating system. Under floor heating, fitted cupboards.

### **FIRST FLOOR LANDING**

A dual aspect open landing area with window to side and rear elevation. Stroll up the oak staircase taking in your breathtaking views.





## **BEDROOM ONE**

13'01 x 11'5

Imagine waking up and enjoying a morning coffee whilst taking in a sea view? Well here you can, in this spacious dual aspect main suite. TV point, radiator, fitted carpet.

## **EN-SUITE**

5'2 x 4'7

A four piece suite comprising bath with mixer taps, corner shower cubicle with rainfall shower head over, WC and vanity wash hand basin. Window to front elevation. Electric underfloor heating, tiled flooring.

## **BEDROOM TWO**

11'1 x 8'7

A spacious and light double bedroom with opaque window to side elevation. Radiator, fitted carpet,

## **EN-SUITE**

5'2 x 4'8

A three piece suite comprising corner shower cubicle with rainfall shower head over, WC and vanity wash hand basin. Window to front elevation. Electric underfloor heating, tiled flooring.

## **OUTSIDE**

To the side of the property is a brick paved driveway privileged for the area with off road parking for two cars. Whilst to the rear of the property is a fully enclosed garden area which will be landscaped to your choice. (subject to costs).

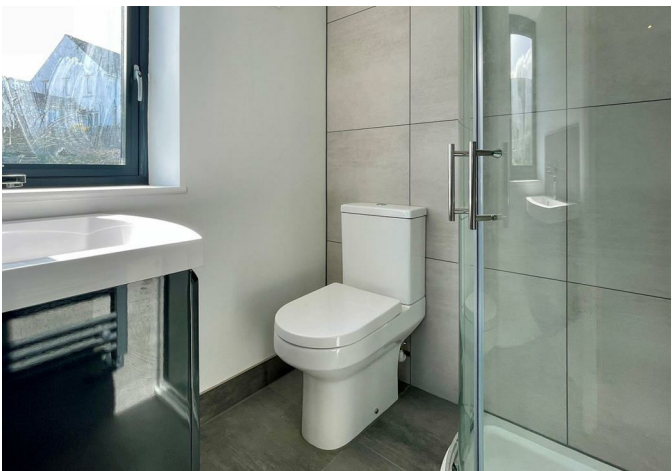
## **STORAGE**

24'0 x 8'3

A very large and useful storage space with door and power and lighting connected.

## **NOTE**

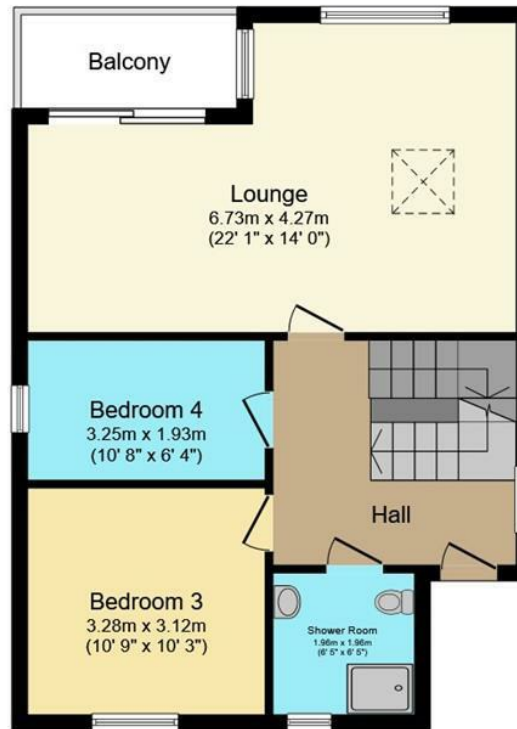
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



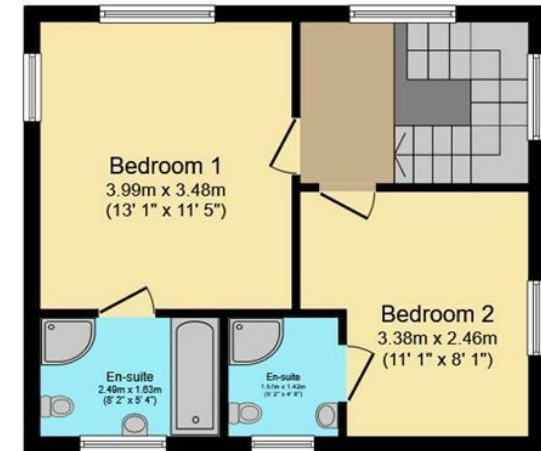




**Lower Ground Floor**



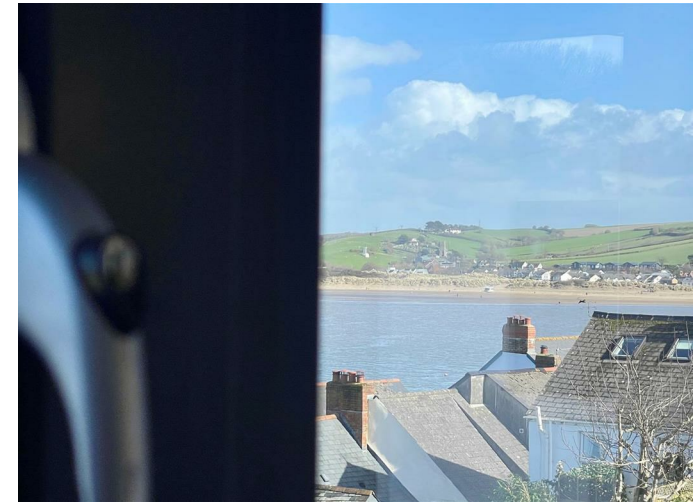
**Ground Floor**



**First Floor**

Total floor area 137.7 m<sup>2</sup> (1,483 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND E**



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