



CHERRY SANDS, TORRIDGE ROAD, APPLIEDORE, DEVON, EX39 1SQ

Welcome to 1 Cherry Sands; a modern, light and spacious 4-bedroom detached new-build house with spectacular sea and estuary views, with the additional benefit of private parking and rear garden situated in the heart of Appledore, North Devon.

Call Chequers Estate Agents on 01271 379314 to arrange your viewing today!



CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

£795,000



- **BESPOKE ARCHITECT DESIGN NEW BUILD**
- **DETACHED HOUSE**
- **FOUR BEDROOM WITH TWO EN-SUITES**
- **PRIVATE DRIVEWAY WITH PARKING FOR TWO CARS**
- **10 YEAR WARRANTY**
- **VILLAGE AND COASTAL LOCATION**
- **HUGE 30FT UNDER HOME STORAGE FACILITY**
- **AMAZING VISTA AND SEA VIEWS**
- **UNDER FLOOR HEATING AND MARINE GRADE WINDOWS**
- **HIGH SPEC FINISHES THROUGHOUT**



1 Cherry Sands is a wonderful example of an architect designed, new-build 4 bedroom detached home. The accommodation is split over three levels with a modern designed kitchen/diner with access straight onto the garden and utility room on the lower level. The house features a bespoke Oak staircase that leads to the light and spacious lounge, which has access to a private balcony to soak up the far reaching estuary views all the way across the water to Crow Point and beyond. There are two bedrooms and a shower room on this level. The staircase continues to the upper floor where you will find two further bedrooms, both with ensuite bathrooms and you'll enjoy those all-important views.

This substantial property has been finished to the very highest specification throughout by the developers, with a zinc roof, marine grade aluminium double glazing and underfloor heating on the lower level. The property benefits from having a private driveway for two cars and a supersize storage area with power and lighting. 1 Cherry Sands represents amazing value in design, specifications, build and location - prepare to be wowed!

Situated in the popular coastal village of Appledore, you can appreciate the local area within a few minutes from your doorstep. The village is bursting with character and charm, with narrow cobble streets and colourful houses leading down to an attractive quay where you can take a boat trip or go crabbing. Appledore is steeped in history and an artist's paradise.

Living in Appledore gives you access to many local amenities nearby, including a primary school, library, galleries and craft shops, local store and several waterside inns and restaurants. Appledore is situated close to the South West Coast Path and beautiful safe beaches for surfing, swimming and sand-castles, and within a 5 minute drive to the oldest 18-hole links golf course in England!

The coastal port town of Bideford is 4 miles away, while Barnstaple the regional centre for North Devon is approximately 11 miles.

DIRECTIONS

Take the M5 into Devon. Leave the M5 at Junction 27 and take the A361 (North Devon Link Road*) to Barnstaple for approximately 36 miles until you come to a roundabout where the A39 (Atlantic Highway) to Bideford is signposted. After about 10 miles, and directly after crossing the New Torridge Bridge, turn right at the roundabout (Heywood Road) and follow the signs to Appledore following the A386. Turn right onto Churchill Way (A386) and follow all the way into Appledore. As you reach the car park at The Quay, the road bends to the left onto Torridge Road. 1 Cherry Sands will be located with a Chequers board outside.





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 light and bright 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 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 modernly designed 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

Would you like to wake up and enjoy a morning coffee whilst taking in a sea view? This is possible 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 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

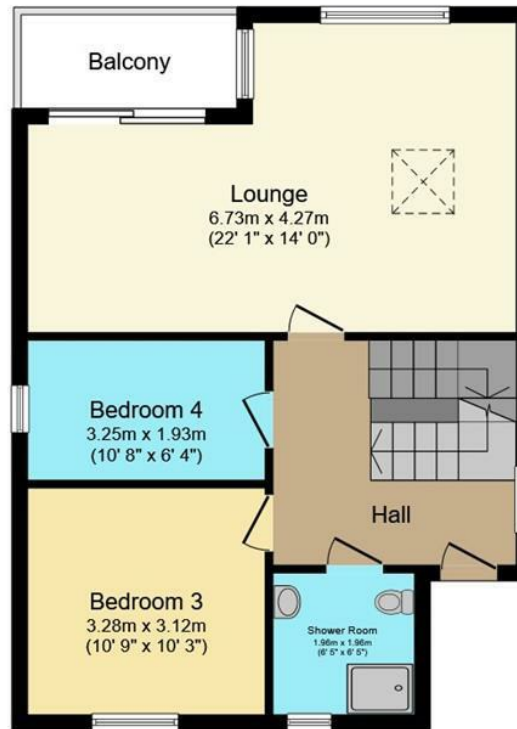
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should 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.



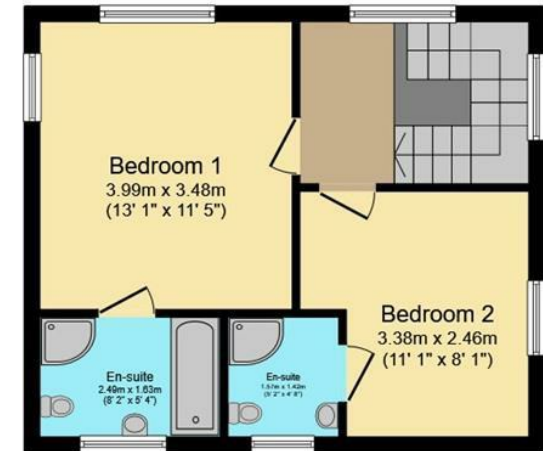




Lower Ground Floor



Ground Floor



First Floor

Total floor area 137.7 m² (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) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND E



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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG
T: 01271 379314 **E:** enquiries@chequershomes.co.uk
W: chequershomes.co.uk

