



Highfield  
Green Lane, Appledore, Devon EX39 1QZ

Price Guide £495,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



An elegant 4 bed (1 en-suite) Edwardian semi-detached coastal Villa with off-road parking and many original period features. The spacious accommodation is arranged over 3 floors with large rooms throughout including a super open-plan kitchen family space and two further reception rooms.

Beautiful views over the estuary can be enjoyed from the rear rooms and there is a lovely private garden that attracts the sunshine. A perfect full time home in this popular village or potentially a lucrative holiday let.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing amenities including mini Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.

Highfield is a beautiful family home that is an opportunity for the discerning purchaser looking for generous period living space, natural light and eye-catching features. Each bedroom easily accommodates a double bed and the top floor attic room is a versatile room currently used as a large 'work from home' space. The ground floor provides two extremely welcoming reception rooms as well as the family 'hub of the house' kitchen/breakfast room. Worthy of note – there are 3 WC facilities including the ground floor.

The enclosed garden wraps around the south-west elevations offering the opportunity for glorious sunshine all day. The outside offers areas plenty of space for pot planting and eating whilst enjoying the view over the estuary. There is also access to a basement store and a gate to the private **PARKING SPACE**.

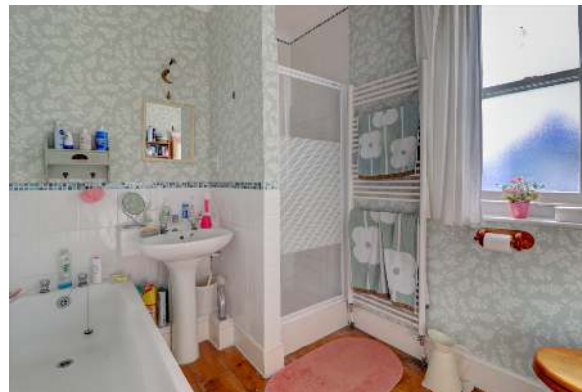
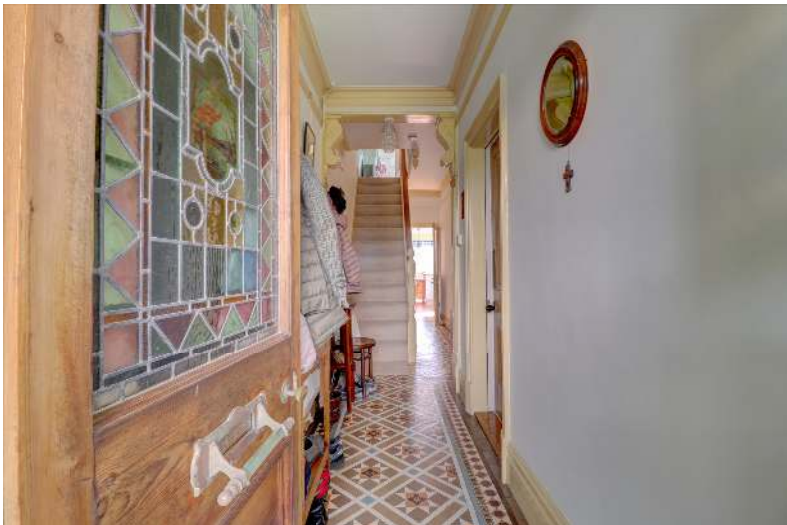
**Services:** Mains services connected.

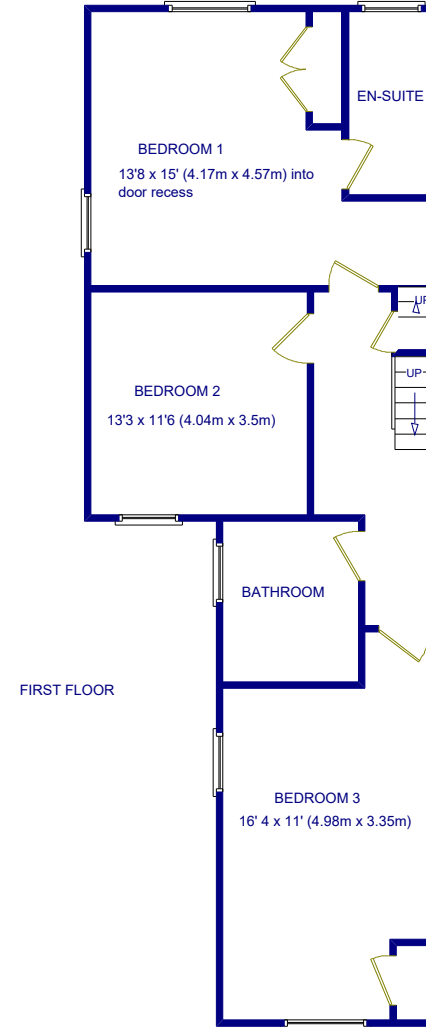
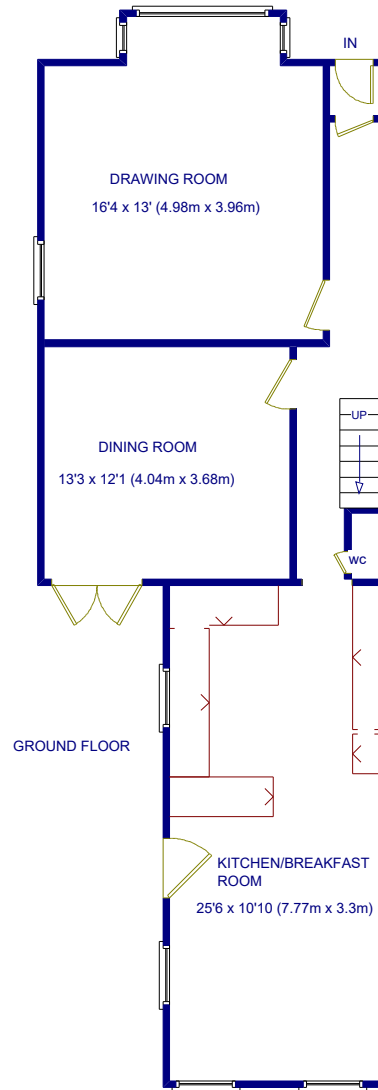
**Energy Performance Rating:** D

**Council Tax Band:** C

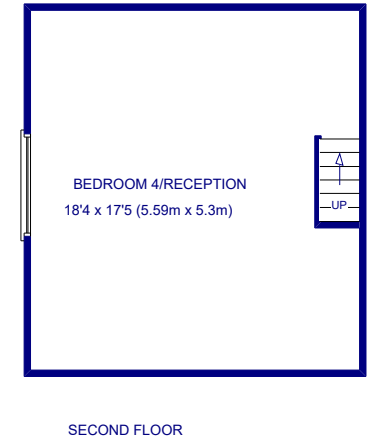
#### Directions

From Bideford proceed over the Heywood roundabout on the A39 towards Westward Ho! and turn right signposted to Appledore. Continue down the hill into the village along the Quay with the estuary on your right. Just before the Seagate Hotel, take the left turn into Meeting Street. Proceed up the hill to the top and turn left into Green Lane. The gateway to Highfield is on the left-hand-side just after Alpha Place and the parking space is just a few further yards along.





NOT TO SCALE



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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



