



**Odun Villa**  
Odun Road, Appledore, Bideford, Devon EX39 1PT

Price Guide: £995,000

An impressive, well-proportioned Victorian Villa built in the late 1800's, with extensive south-west facing gardens of over 100ft in length and off-road parking for up to 3 vehicles, occupying a prime elevated position with views over the estuary and countryside beyond. A former sea captain's residence, the wonderfully well-presented property boasts many beautiful period features and is arranged over three storeys, briefly comprising two fine reception rooms, four generous bedrooms, 3 bathrooms, a large kitchen, utility rooms, cloakroom and storage.

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.



**Accommodation:** Entering the house via the front door and internal porch, you are immediately struck by the charm of the property and in particular the beautiful original mosaic tiled flooring and staircase. There is a very useful cloakroom to one side and entrances to the Dining Room and Kitchen to the other, both of which are extremely generous in their size. The Dining Room has a lovely bay window and a wood burner within a very attractive fireplace. The Kitchen provides plenty of storage and work space within its high-quality range of fitted cupboards, drawers and quartz work tops plus integrated appliances and an Aga. There is also two spacious Utility rooms and access to the rear.

The staircase at the heart of the house is a beautiful original feature that leads to a good size landing at first floor level. Here you will find the impressive Drawing Room with its beautiful bay window and stunning estuary outlook plus an eye-catching original fireplace.

There are two further bedrooms on the first floor, both accommodate double bed space. Adjacent to the first bedroom is a large bathroom with a separate shower. In a wing leading off of the main landing there is a further bedroom, shower room and separate WC. This offers its own access to the rear garden and could easily be moderately altered to form an annex.

The second floor is a lovely light and airy family space. The Master Bedroom is at the front and boasts some fine far-reaching views over the water and the countryside beyond. There is a further Bedroom of generous space overlooking the rear and an additional bathroom – again large enough for a separate shower and bathtub.

**Of Particular Note...** At the point of purchasing Odun Villa back in 2016, The present owners employed a local interior design company called North Devon Interiors to help design and re-decorate the entire house. Also, Odun Villa has

been used as a very successful holiday home (accounts available).

**Services:** All Mains services are connected, including Gas Central Heating  
**Energy Performance Certificate: E**  
**Council Tax Banding: D**

**Directions:** From Bideford Quay proceed along Kingsley Road to the Heywood roundabout and take the second exit straight across signed Northam and Appledore. Follow this road and turn right toward Appledore into Churchill Way and continue along this road into the village. Take a left hand turn into Odun Road and Odun Villa will be found on the left-hand side.

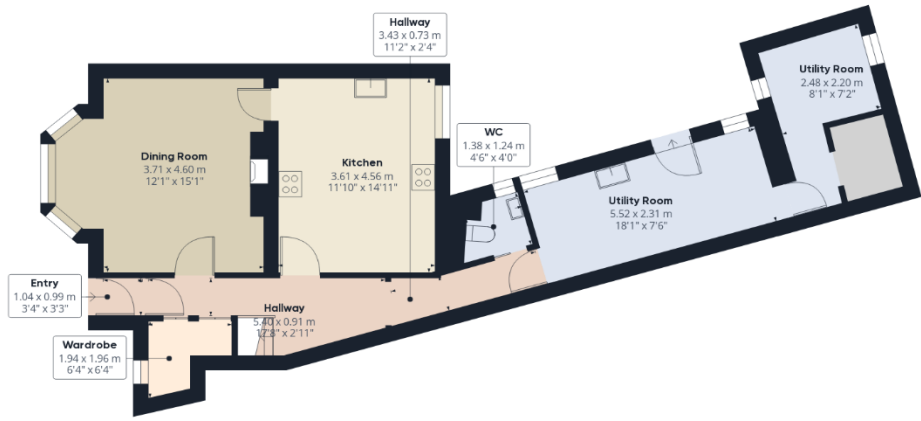




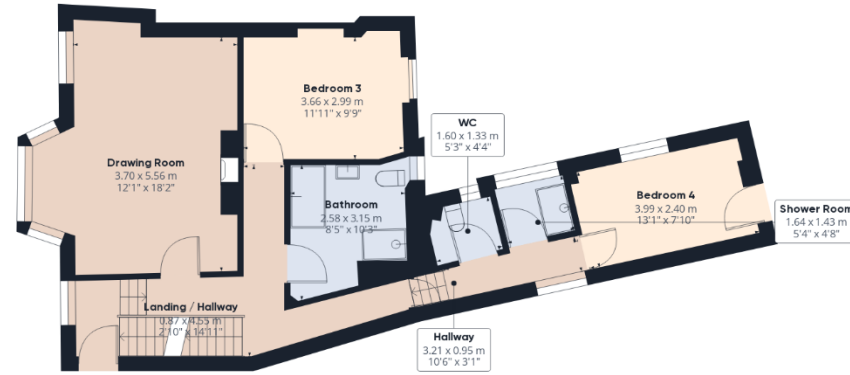




These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



Floor 0



Floor 1



Floor 2



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Approximate total area<sup>(1)</sup>

202.62 m<sup>2</sup>

2180.94 ft<sup>2</sup>

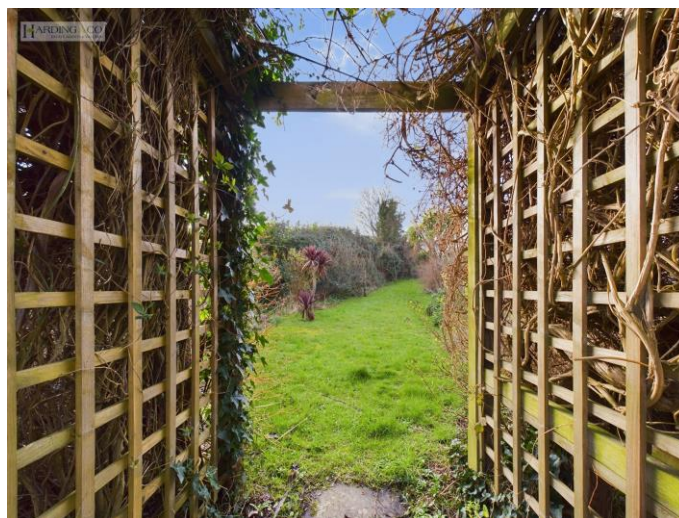
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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The gardens are quite extensive and mostly laid to grass, approximately 100ft in length and flanked by clipped hedging and include a great range of shrubs, trees and pretty perennials. Additionally, there is a useful timber shed with storage.

You can enter the garden by the rear door and taking the steps or equally through the rear first floor bedroom which provides a level path directly to the sunny decking area with hot tub for 6 people – a space created for dining and relaxing in the south-westerly facing afternoon & evening sunshine - this is a super all-year-round garden to enjoy practically as a modern family.



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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.

