



The Miles  
Green Lane, Appledore, Devon EX39 1QZ

Price Guide £535,000

A superb 3 bedroom detached Appledore cottage – absolutely charming in character, beautiful in presentation, superbly restored & presented throughout and tucked-away at the end of a private drive. The cottage provides a wonderful blend of modern and old with an excellent open-plan kitchen/family room, a lovely sitting room with woodburner, well-appointed shower & bathrooms, 3 very generous bedrooms and good size and fully enclosed south-facing courtyard garden.

### No Chain

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.



The Miles has been the subject of an extensive refurbishment programme and now provides exquisite accommodation, combining contemporary with original. The remodelled ground floor has underfloor heating throughout, the kitchen/family space includes bespoke units with island and quartz worktops plus high-quality integrated appliances and an adjoining utility and cloakroom. The lounge (or snug) is a lovely room with a top of the range woodburner and a pleasant outlook over the front courtyard.

The first-floor landing is itself a very welcoming, light and airy space with doors off to three very attractive bedrooms (master ensuite), all generous in size with pleasant outlooks – including the estuary. The bathroom is stunning with a free-standing bath, walk-in shower and underfloor heating.

**Outside:** The property is quietly nestled at the bottom of a private drive and provides a lovely south-facing courtyard garden laid with locally sourced slate – set up with electric points, social & security lighting, 8' x 6' shed – a great space for dining and relaxing. There is a further courtyard at the rear which is accessed from the living area.

**Services:** Mains Electricity & Drainage. Air Source Heat Pump, under floor heating on ground floor and bathroom, cast iron Victorian radiators on the first floor.

**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 private driveway which leads to the house will be found on the left-hand side.





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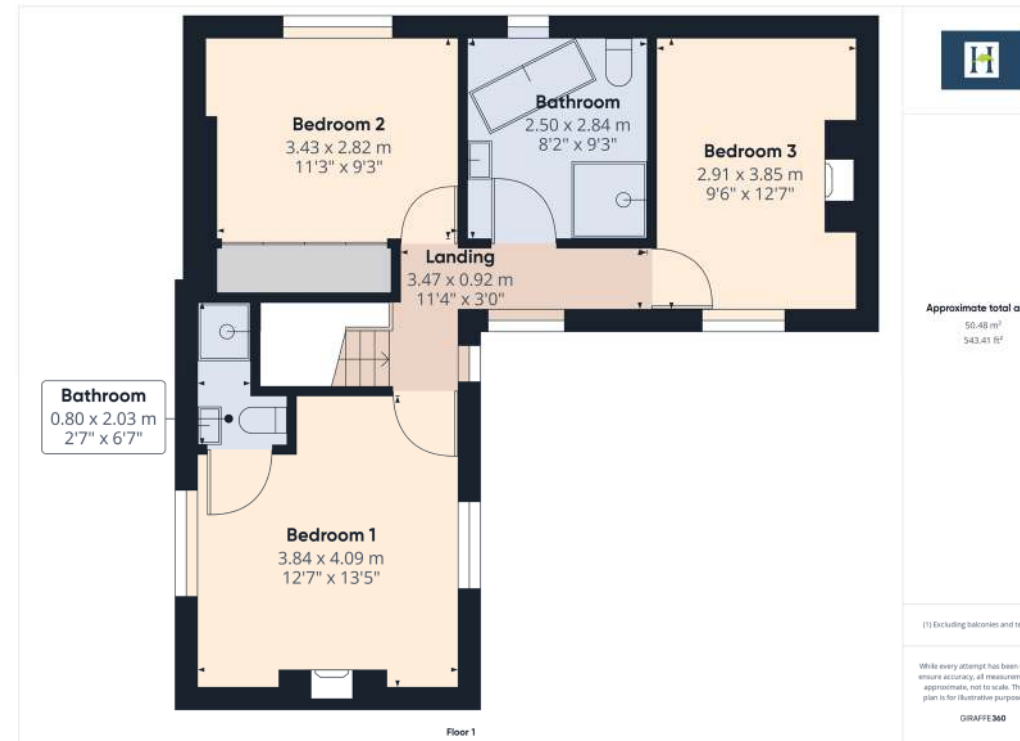
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Approximate total area  
61.19 m<sup>2</sup>  
658.6 ft<sup>2</sup>

Reduced headroom  
1.33 m<sup>2</sup>  
14.29 ft<sup>2</sup>



Approximate total area  
50.48 m<sup>2</sup>  
543.41 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.

GRAFFEO



**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.

