



16 Myrtle Street
Appledore, Bideford, EX39 1PH

Price Guide: £495,000

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An imposing & attractive double-fronted period house with a large south-facing rear garden situated only a short walk from the picturesque quayside of Appledore. The accommodation is arranged over three spacious floors, each beautifully presented briefly including: 4 generously proportioned bedrooms (2 en-suite), sitting room, formal dining room, good size and well-equipped kitchen & family space, utility & further shower room.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of 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 championship 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.

Overview: The house comprises two fine receptions at the front each with wood burning stoves and beautiful characteristics of its period. The kitchen/family space has a quarry tiled floor and a country style range of units with a mixture of some integrated & freestanding appliances including a gas fired range this space has an attractive glass atrium allowing an excellent degree of natural light.

The first and second floor accommodation is adaptable to modern family situations with four lovely bedrooms each with excellent space and period features plus three bath/shower room facilities.

Outside: To the rear of the property, an enclosed courtyard with high walls can be found, with a staircase leading towards an extensive sunny rear garden that extends to over 80ft of lawn and attractive borders with areas for seating and a shed at the end of the garden.

Services: All mains' services connected, Gas Central Heating. uPVC Double Glazed.

Energy Performance Certificate: Exempt Grade II Listed

Council Tax Banding: D

Directions: From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, continue along this road taking a Right-Hand turn leading towards Appledore. Continue following this road into the village and down the hill. The property can be found on the Left-Hand side of the street opposite the Appledore Fire Station.





Scan me to watch the property walkthrough



Approximate total area⁽¹⁾
138.85 m²
1494.6 ft²

Reduced headroom
4.93 m²
53.1 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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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.

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.

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