



One End House

1, One End Street, Appledore, Bideford, Devon EX39 1PN

Price Guide £499,950

A charming Grade II Listed period townhouse, occupying a prime location yards from the picturesque quayside. This adaptable Georgian residence is full of character and space with at least 5 bedrooms, three reception rooms and three bathrooms (previously used as B&B) spread over three floors and a beautiful first floor landing space. There are many eye-catching features throughout including fireplaces, original ceiling mouldings, and unique windows and angles. There are additional quirky rooms for study or play plus a small garden courtyard with gated access.

This discerning period house would suit use as a large/extended family home or bolt-hole with the immediate potential for bed & breakfast income.

No Chain.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course. The long-established right to moor a boat in the estuary is also another perk to living in this village.



Entrance Hall to:

Living Room
18'1 (5.53m) x 13'6 (4.12m)

Dining Room
14'2 (4.34m) x 11'5 (3.5m)

Kitchen/Breakfast Room
11'9 (3.59m) x 11'9 (3.59m)

Conservatory
13'6 (4.13m) x 6'5 (1.96m)

Office
14'8 (4.48m) x 4'1 (1.25m)

WC
7'1 (2.17m) x 6' (1.84m)

Stairs to First Floor

Bedroom One
14'6 (4.43m) x 13'6 (4.12m)

Bedroom Two
14'4 (4.39m) x 13' (3.98m)

En Suite Shower Room
7'1 (2.18m) x 3'10 (1.17m)

Bedroom Three
10'3 (3.13m) x 9'6 (2.90m)

Bathroom
18'3 (5.57m) x 5'4 (1.64m)

Bathroom
10'1 (3.08m) x 9'4 (2.86m)

Second Floor

Bedroom Four
14'10 (4.54m) x 14'7 (4.46m)

Bedroom Five
13'11 (4.25m) x 5'6 (1.69m)

Office
8'8 (2.65m) x 7'11 (2.44m)

Attic
17'11 (5.46m) x 15'5 (4.70m)

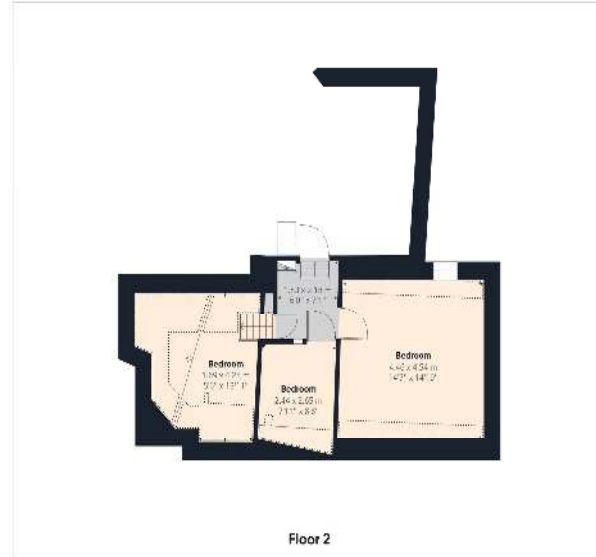
Courtyard

EPC: Exempt Grade II Listed
Council Tax Band: B

Services
All mains connected. Gas fired central heating.

Directions
From Bideford Quay proceed along Kingsley Road to Heywood Road roundabout, take the second exit, straight across, signed Northam & Appledore. Proceed along this road for approximately ½ mile and turn right towards Appledore. Continue down the hill into the village. From Appledore Quay with the river on your right just after Johns of Appledore store on your left, proceed on foot and take the first turning into Bude Street and bear left into Market Street and 1 One End Street will be found after a short distance on the corner of One End Street.





Approximate total area⁽¹⁾
 216.88 m²
 2334.49 ft²

Reduced headroom
 13.21 m²
 142.36 ft²

(1) Excluding balconies and terraces

(2) Reduced headroom (Below 1.2m/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.

GIRAFFE360

Invicta House, The Pill, Kingsley Road, Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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.

