



Castaway Cottage

Alpha Place, Appledore, Bideford, Devon EX39 1QY

Price Guide: £695,000

HARDING & CO
ESTATE AGENTS & VALUERS

An exquisite Appledore oasis boasting mesmerising views in a peaceful tucked away setting in the heart of this highly sought-after seaside village. Carefully renovated and re-modelled with an exacting eye for detail, the house features an abundance of luxury refinements showcased with contemporary flair. The accommodation is arranged as a series of wonderfully light and flowing spaces which unfold over 3 storeys and comprises 3 bedrooms (2 ensuite), family bathroom, wetroom, living room, kitchen diner, utility room, generous private south facing garden and the rare delight of 2 parking spaces.

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.

The house is mostly hidden from the street and vehicular and pedestrian approach is via gates at the bottom of Alpha Place where there are 2 private parking spaces and a path leading to the house. Entry is via intercom to a secluded and private garden.

The front door opens into a welcoming entrance hall which in turn leads to a well-appointed family bathroom and utility area. Further doors lead off to a wonderful pebble-floored wetroom and to Bedroom 3 which is a cosy double room peacefully located to the rear of the plan. Bedroom 2 is also found on this floor. This tranquil room features a large picture window with built in window seat framing beautiful views over the garden to the Estuary beyond.

Light floods the staircase to the first floor by way of stunning full height picture windows and roof light. Leading off the first floor landing is the marvellous kitchen diner where pale grey cabinetry is topped with complementary worksurfaces and there are delightful views towards Instow from the windows. There is space for a sizeable dining table at one end of the room where an attractive timber feature wall opens to reveal a hidden double bed for unexpected guests.

Occupying the other half of the first floor is a stunning reception room whose 4 large sash windows once again afford expansive views of the estuary and countryside beyond.

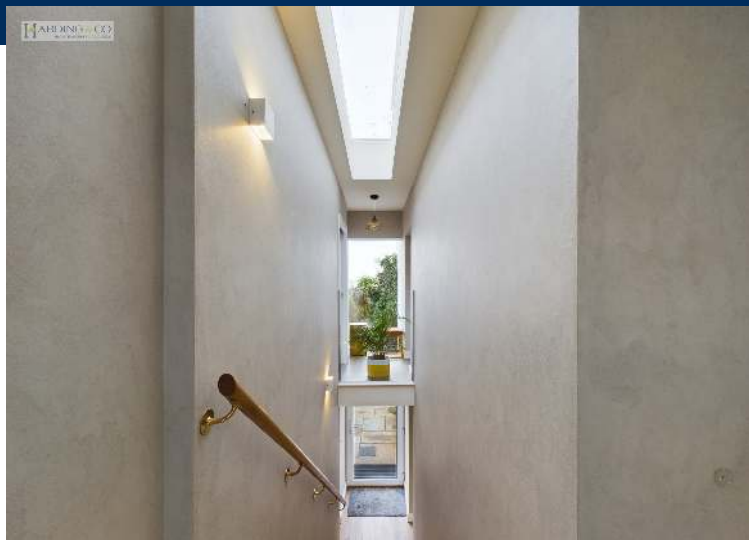
The entire top floor is given over to the principal suite where sublime views are enjoyed from the lovely freestanding bath which sits in front of one of the two sash windows. There is a separate shower and WC.

Services: All Mains services are connected, including Gas Central Heating

Energy Performance Certificate:

Council Tax Banding: D

Directions: From Bideford proceed over the Heywood roundabout on the A39 towards Westward Ho! and turn right signposted to Appledore. Continue down the road (Churchill Way) passing the football club on your right until you reach Staddon Road on the left. Follow Staddon Road which continues into Meeting St. Take the first turning on your right into Alpha Place where there are a pair of gates in front of you that lead to the two parking spaces – labelled Castaway Cottage.

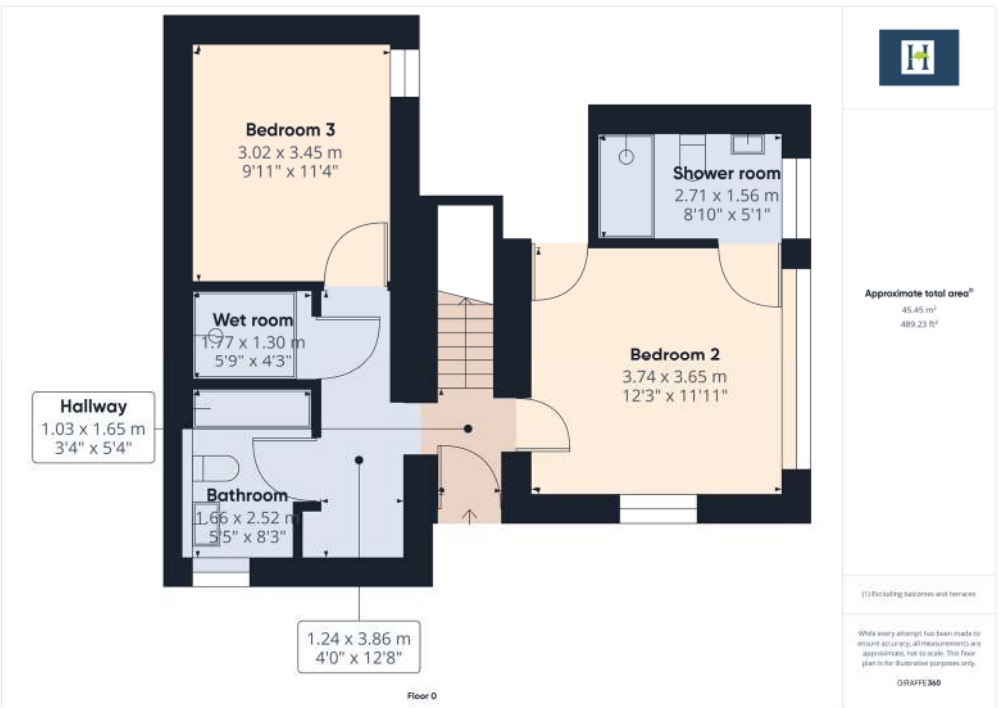








These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings.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



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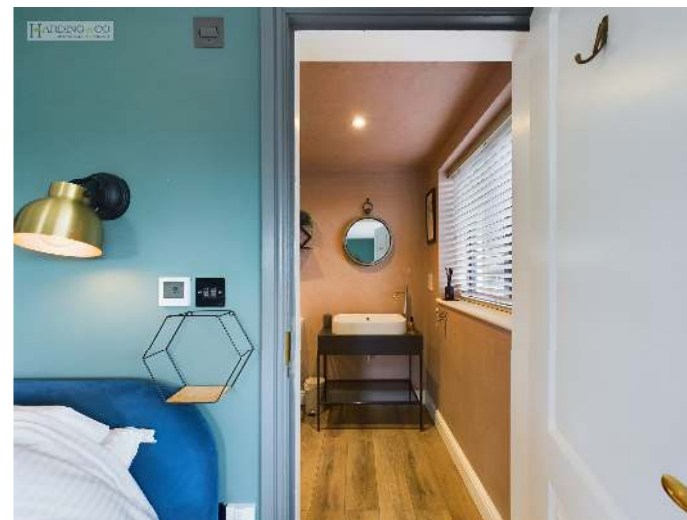
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Outside: Externally the house has a superbly designed and landscaped garden which is the perfect sun trap and offers areas for seating and entertaining al fresco together with a hot tub. Planting includes plentiful shrubs, flowers and grasses and there is a large storage shed.



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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.

