

2 Harbour Lights  
Torridge Road, Appledore, Devon EX39 1SF

Guide Price £699,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A superb 3-bedroom contemporary property designed to maximise its stunning front-line estuary location, taking in panoramic views whilst offering spacious living accommodation. The house offers the 3 attractive Appledore ingredients of: An estuary view/off-road parking & garage/spacious garden.

The accommodation briefly includes a large open-plan living space with fully equipped kitchen with island, lounge and dining areas, three bedrooms (1 en-suite) two with garden access, bathroom, integral garage, driveway for two vehicles and a lovely rear garden overlooking the sea. A truly rare opportunity, and would make a fabulous main residence, second home or very successful holiday let.

Freehold. EPC - B



### Situation

Located in a stunning position enjoying breath-taking views of the estuary, sea, Northam burrows, Crow point and Lundy Island yet is within walking distance of the historic Quay and a stone's throw from the public slipway, for those who enjoy jet skiing, sailing, canoeing, kayaking etc. Appledore is a quaint fishing village renowned for its historic quayside, intertwining cobbled streets, book festival and many picturesque former fishermen's cottages. There is an excellent range of local amenities including local shop/delicatessen, Post Office, various cafes, restaurants, pubs, fish & chip shops, galleries and craft shops. There is also a primary school, playground, churches, social club and antiques store.

### Description

2 Harbour Lights is one of four properties built in 2016 designed to maximise its stunning waterside location. The property enjoys stunning sunset and moonscape vistas from the contemporary living space, garden and balcony which are maximised by the cleverly designed accommodation. Attention to detail and quality is evident, with underfloor heating on both floors, aluminium dark-grey double-glazed doors and windows and high specification appliances.

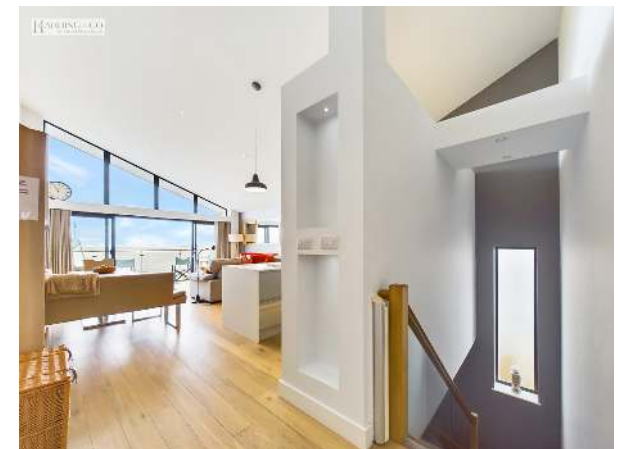
### Outside

At the front of the property is the driveway with space available for 2 vehicles, a single garage with electric roller door. The garden which can be accessed from the front driveway or the bedrooms is deceptively spacious. It is mainly laid to patio and attractive gravel and is excellently arranged for el-fresco dining and entertaining etc. The garden offers glorious views of the estuary, sea and beyond.

**Services:** All main services connected including full gas underfloor heating.

**Energy Performance Rating:** B

**Council Tax Band:** E



### Directions:

From Bideford proceed along Kingsley Road to the Heywood roundabout, take the second exit straight across signed Northam and Appledore. Follow this road and turn right towards Appledore into Churchill Way, follow the road all the way to the village, continuing down the hill and along the seafront right to the end where the main car park is. Follow the road that bends left passing the car park and onto Torridge Road. The property will be found on the right-hand side as you start to leave the village.



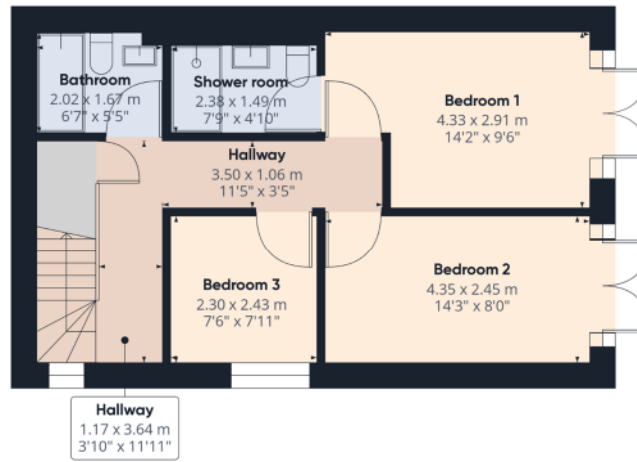
31 Bridgeland Street, Bideford,  
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)



Floor 0



Floor 1



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

119.14 m<sup>2</sup>  
1282.38 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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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.



