



5 & 6 Gibbs Lane  
Appledore, Bideford, Devon EX39 1PR

Price Guide: £625,000

A particularly charming detached period property with extensive and beautiful gardens (approx. 1/4 acre). Originally two cottages offering adaptable accommodation in total of 4/5 bedrooms, 4 reception rooms, 2 kitchens (1 large family size), 2 bathrooms & large conservatory. Excellently presented throughout with modern facilities and attractive period features including: original doors, cupboards and sash windows with shutters (some stained glass), working fireplaces, wrought iron gates, flagstone floorings & stone walling plus some exposed beams that include a wonderful vaulted ceiling within one of the rooms.

The property would ideally suit a dual family or could make an excellent home with income.

Found at the very end of a quiet traffic-free lane in the very heart of Appledore, close to the Quay, an attractive traditional fishing village with its maze of narrow lanes, brightly painted cottages and bustling quayside.

- House with annexe or additional income
- Flexible family accommodation
- Upto 5 Bedrooms/Upto 4 Reception rooms
- Beautiful mature gardens
- Charming period features
- Large family kitchen
- Situated in the heart of Appledore
- An excellent degree of privacy with a secret-like position and grounds
- No Chain

**Location:** Appledore is a quaint port and shipbuilding village with the most picturesque quayside and narrow cobbled streets providing a range of amenities including a Mini-Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. 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.

**Outside:** The gardens offered with 5 & 6 Gibbs Lane are an absolute delight and are well-loved by our clients. The house opens onto a paved terrace with steps that lead to the formal gardens. The grounds are extensive, predominantly laid to a beautiful lawn and flanked by clipped hedging and include a great range of shrubs, trees and pretty perennials. There is a raised sun terrace – perfectly positioned for outdoor dining and a great vantage point overlooking the garden. Additionally, there is a useful greenhouse, potting shed and an area for growing vegetables.

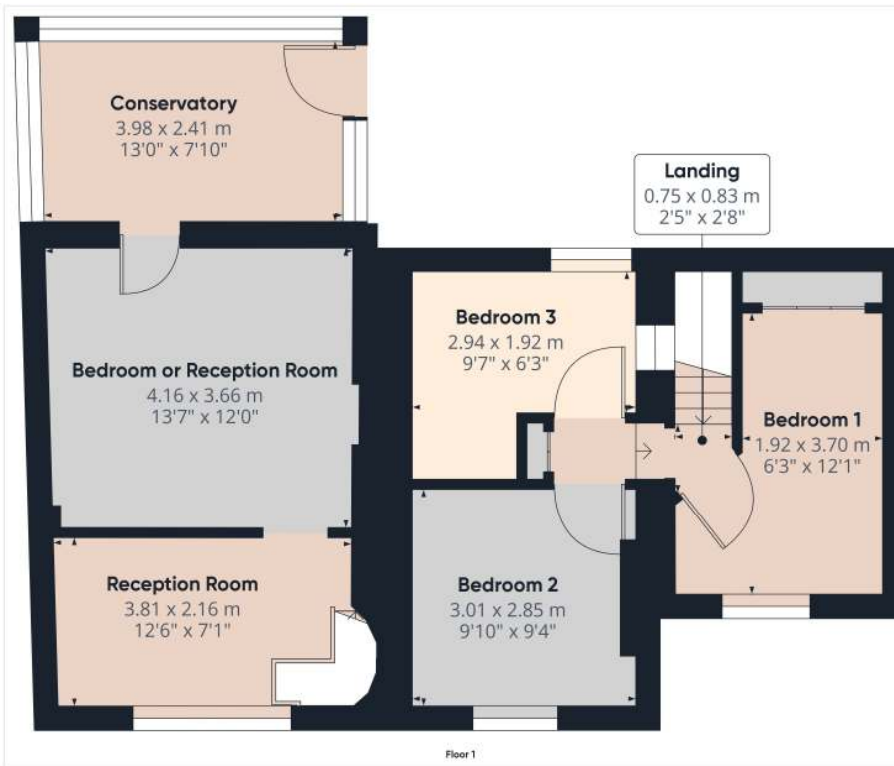
The front garden is charming and is a lovely private space to enjoy the morning sunshine – full of pretty borders, flowers & trees.

**Services:** All main services connected including gas central heating.

**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. With the estuary on your right and ideally park along the Quay. Head towards Market Street, access into Gibbs Lane is tucked away closer to Bude Street.

**Energy Performance:** 5 Gibbs Lane: E  
6 Gibbs Lane: D  
**Council Tax Banding:** 5 Gibbs Lane: A  
6 Gibbs Lane: A





Approximate total area<sup>1</sup>  
59.3 m<sup>2</sup>  
638.27 ft<sup>2</sup>



Approximate total area<sup>1</sup>  
86.95 m<sup>2</sup>  
935.91 ft<sup>2</sup>

Reduced headroom  
0.71 m<sup>2</sup>  
7.65 ft<sup>2</sup>

(1) Including balconies and terraces

(2) Reduced headroom  
(below 2.0m/6'6")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRP/ATE/360

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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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