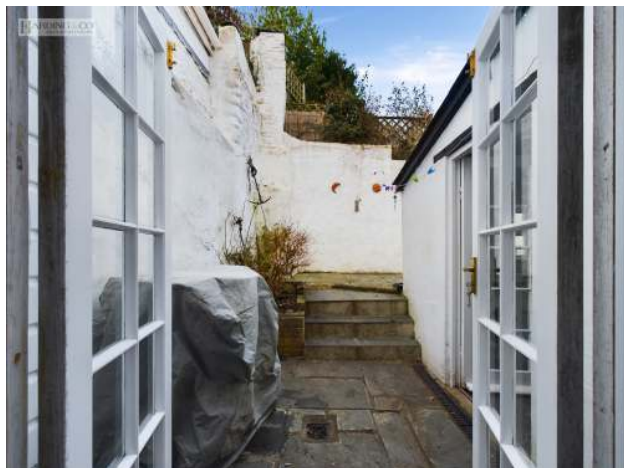




Camelia Cottage, 6 Pitt Hill Price Guide £425,000
Appledore, Bideford, Devon EX39 1PX

An attractive 3 bedroom (1 en-suite) Grade II listed cottage, in a slightly elevated position, close to the centre of this popular seaside village, with all bedrooms benefitting from estuary views to the front. The recently refurbished accommodation over 3 floors, is extremely well presented, successfully blending character with modern day standards. The accommodation briefly comprises: hall, sitting room, dining room, re-fitted modern kitchen, 3 beds (en-suite shower room to bed 1), large family bathroom, gas CH, sunny rear courtyard garden, on street parking outside. NO CHAIN EPC-exempt

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, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



The accommodation briefly comprises:

Sitting Room 14' x 12'7 (4.27m x 3.84m) feature fireplace, ornate ceiling plaster mould.

Dining Room 12'3 x 8'7 (3.73m x 2.62m) understairs cupboard.

Kitchen 9'2 x 7'9 (2.79m x 2.36m) with a range of wood trimmed base & wall units, door to outside.

First Floor

Bedroom 2 14'8 x 8'5 (4.47m x 2.57m)
Views towards the estuary.

Bedroom 3 10'9 x 6' (3.28m x 1.83m),
Views towards the estuary.

Family Bathroom White suite with shower, bath, pedestal wash hand basin and low flush WC.

Second Floor

Bedroom 1 12'2 x 10'9 max (3.71m x 3.28m), views over the estuary

En-Suite Shower Room with shower and WC

Outside

Small enclosed front garden with low wall and railing, small storage facility. On street parking.

Pretty courtyard garden to the rear on two levels with high white washed wall and enjoying a sunny aspect and privacy.

Services

All mains services connected.

Energy Performance Rating: Exempt
Council Tax Band: B

Directions

From Bideford Quay proceed towards Northam passing over the A39 roundabout. Past the Durrant House Hotel, Take the next turning right into Churchill Way, signposted Appledore. Continue along this road and upon reaching Richmond Road continue down the hill passing the telephone box on the right-hand side and taking the next turning right into Pitt Hill. No 6 can be found on the right as you up the hill marked by a Harding & Co for sale board.





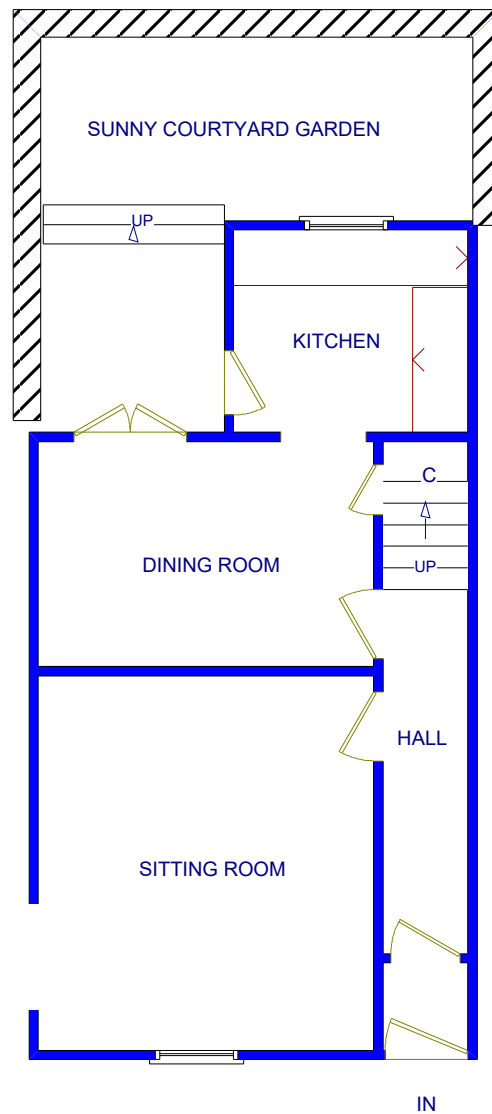
Invicta House, Kingsley Road, Bideford,
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t: 01237 476544

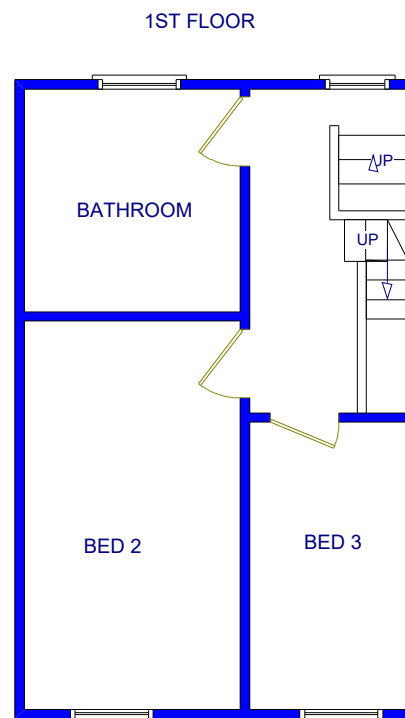
f: 01237 422722

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www.hardingresidential.com

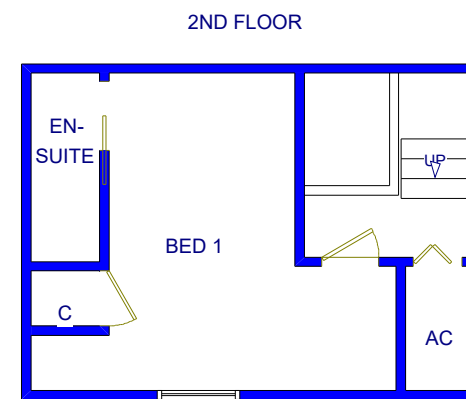


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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

