



**41 Bude Street**  
Appledore, Bideford, Devon, EX39 1PS

**Price Guide £449,000**

A delightful opportunity to acquire a beautifully restored 3 bed end terrace cottage, positioned at the head of Bude St and only a short stroll from the Quayside. Originally built around 1850, this property boasts a generous 1,464 square feet of living space, parking and a garage at the rear, making it an ideal family home or a tranquil retreat. Upon entering, you are welcomed into two well-proportioned reception rooms, perfect for both relaxation and entertaining. The beamed sitting room, enhanced by a cosy gas burner, exudes warmth and character, creating an inviting atmosphere. The cottage features three comfortable bedrooms, one of which benefits from an en-suite bathroom, and also a first floor family bathroom completes the accommodation.

The sunny rear, two tiered garden offering a peaceful outdoor space to unwind or enjoy al fresco dining. Additionally, the property includes a private garage with further a parking space across the entrance, a rare find in such a desirable location.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of 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. Westward Ho! is nearby, with its long sandy beaches and championship 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.



**Entrance door to entrance vestibule.**

### **Sitting Room**

A lovely cosy room that's deceptively spacious with exposed ceiling beams and fireplace with fitted gas stove.

### **Dining Room with adjoining Snug area**

With staircase leading to 1<sup>st</sup> floor,

### **Kitchen/ Breakfast Room**

Fitted with a range of painted wood fronted units with plenty of wall and base storage units, space for appliances, stable door to rear garden.

### **1<sup>st</sup> Floor landing**

### **Large Family Bathroom**

With 4 piece white suite, heated towel rail and built in airing/storage cupboard.

### **Bedroom 1**

A large double room with a window seat and an adjoining **en-suite shower room**

### **Bedroom 2**

A large double room overlooking rear garden, built in wardrobe cupboard.

### **Bedroom 3**

Currently configured to accommodate bunk beds and single bed,

### **Outside**

An easily maintained rear garden which is fully enclosed and has two areas of decking and paving, south facing, with steps to the **detached garage** which has light and power, and an electric roller door. A side door gives access to another walled area suitable for storage.

**Services:** Mains electric, gas and water. Gas fired central heating.

**Energy Performance Certificate:** D

**Council Tax Banding:** B

**Directions:** From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right toward Appledore into Churchill Way, continue along this road into the village. Take a left hand turn into Odun Road and park in the car park on the right. Proceed on foot to the top of Bude Street, the property is located as the first cottage on the left hand corner of Bude St.







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

t: 01237 476544

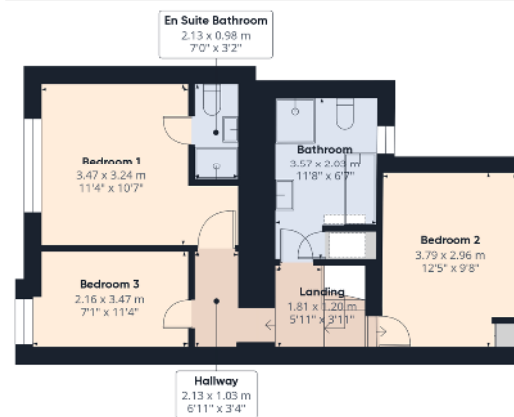
e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)  
[www.hardingresidential.com](http://www.hardingresidential.com)



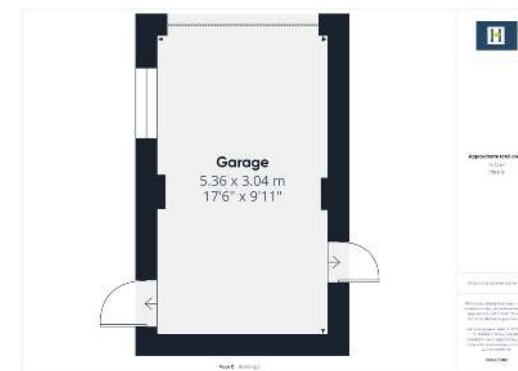
rightmove.co.uk  
The UK's number one property website



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>3</sup>

91.88 m<sup>2</sup>

988.99 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

12.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



