



The Light House, 3 South Road
Appledore, Bideford, Devon EX39 1QQ

Price Guide £399,950

HARDING & CO
ESTATE AGENTS & VALUERS

Location Location Location!

Situated on a quiet street (one of Appledore's hidden gems) close to the Quayside with stunning views overlooking the estuary, is this 3 bedroom mid-terraced modernised property offering a peaceful setting with the distinct advantage of readily-available on-street parking.

The naturally light and airy accommodation briefly provides an open-plan living/dining/kitchen space with estuary-facing bi-fold doors, separate utility room/cloakroom, master bedroom with Juliette balcony, 2 further bedrooms and family shower room. There is a well designed, peaceful and private enclosed rear garden with lower terrace and built-in seating which offers stunning elevated views over the sea, perfect for dining and relaxing in exceptional surroundings also with brick-built storage shed, Gas CH & DG throughout. No chain.

This property offers an exceptional opportunity for anyone seeking a modernised family home or a holiday retreat overlooking the estuary.

Appledore...where the Taw and Torridge rivers meet, sits the delightful Quayside village, next to the River Torridge. Appledore boasts a small but great range of shops, pubs, guest houses and art galleries. A thriving fishing and trading village since the 14th century, Appledore has been a famous boat-building centre for many years and the shipyard is still active today. Picturesque Appledore provides a peaceful base from which to explore North Devon, and is close to surf beaches. The Quay is very central to life in the village and it is here you will find many activities including fishing trips and crabbing contests, and sometimes Morris Dancers. This quaint fishing village has a maze of narrow streets leading to the Quay.

The Light House is situated just a short stroll from the Quay in the thriving village of Appledore, on the coast of North Devon.

It offers a very comfortable contemporary interior which makes the most of the wonderful light that floods the house, with a peaceful, homely vibe.

The ground floor is predominantly a large open-plan living area and kitchen with a fold-back glass wall and magnificent views overlooking the estuary and Instow Beach. There is a WC with cloakroom, washing machine and shoe storage area.

On the first floor, you will find three beautifully presented bedrooms. The master bedroom has arguably the best view from the bed that you may ever see! Enjoy your morning cuppa snuggled in your goose-down duvet with the doors to the Juliet balcony flung open and just watch the boats go bobbing by. The family shower-room benefits from a rain-shower, large stainless-steel towel rail and a sun-pipe in the ceiling.

Outside, there is an enclosed patio garden with plenty of space to dine or relax overlooking the water. From the patio, a few steps lead to the stunning lower terrace. The spacious built-in seating area provides another beautiful vantage point to read, enjoy a cool drink or simply sit quietly and soak in the ever-changing views.

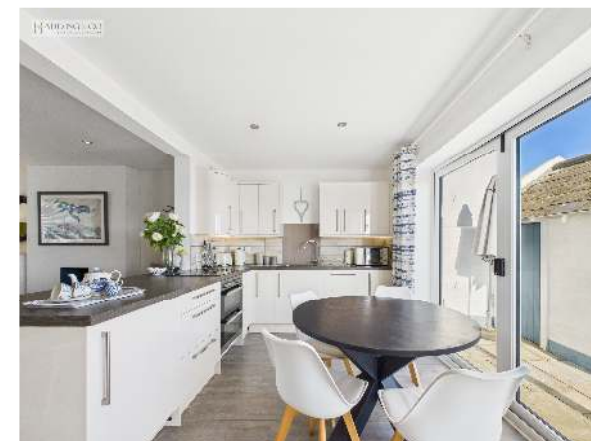
Whilst you are in Appledore, don't forget to take the little fishing boat 'ferry' across to Instow beach, and sample the famous Hockings ice-cream with clotted cream.

Services: Mains electric, water & drainage and gas central heating system with newly installed combination boiler.

Energy Performance Certificate: C

Council Tax Banding: A

Directions: From Bideford proceed towards Northam passing the Durrant House Hotel on your right-hand side. Take the right hand turning signposted Appledore into Churchill Way. Follow this road which continues past the football ground and becomes Richmond Road. Half way down the hill take the right-hand road, Pitt Hill and then the first left, Tomouth Road. South Road is a continuation of this road and The Light House can be found on the left-hand side.





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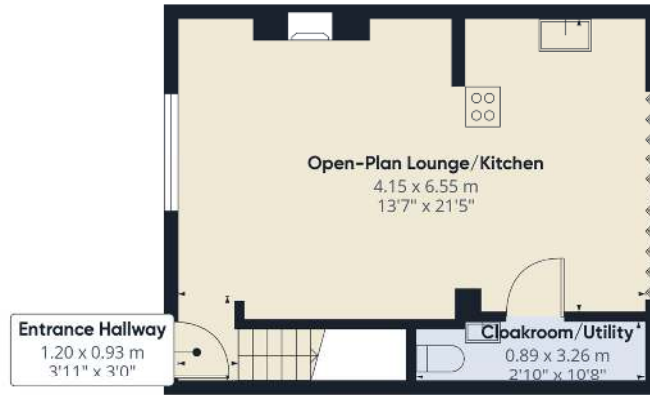
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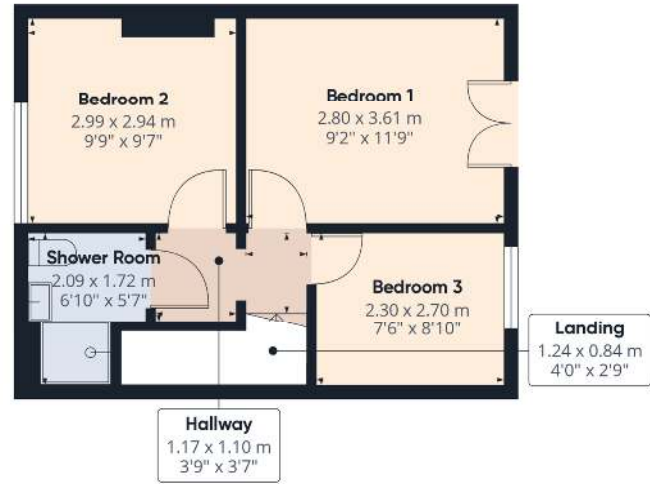
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Floor 0



Floor 1



Approximate total area⁽¹⁾

63.4 m²
682.44 ft²

(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.

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.

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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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