



5 The Old Boatyard  
Torridge Road, Appledore, Devon EX39 1FJ

Guide Price £575,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

In the coastal village of Appledore, and centrally located, this modern house offers a delightful blend of comfort and style. With stunning sea views, this property is perfect for those seeking a serene lifestyle by the coast. The accommodation is thoughtfully designed over split levels, ensuring a spacious and airy feel throughout.

The house boasts two inviting reception rooms providing ample space for relaxation and entertainment. The first-floor living room features a lovely balcony, where you can enjoy the fresh sea breeze and picturesque views. The large kitchen and dining area, located on the lower ground floor, opens directly to the garden, creating an ideal setting for family gatherings and alfresco dining. This property comprises three generously sized bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and convenience for all residents. Additionally, there is a well-appointed second bathroom, catering to the needs of family and guests alike.

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 is approximately 3 miles distant.

**Outside:** To the front there is private parking for two vehicles in front of the garage, and side gate giving access to the rear garden.

### Rear Garden

This property has a wonderful rear garden laid with grass and generous seating areas. Directly to the rear of the house is a covered patio area with garden storage facilities, and space for a hot tub etc if required. Steps give access to the first-floor balcony. The remaining part of the garden is laid mainly to grass with shrub beds and two patio areas to benefit from the morning and afternoon sun.

### Integral Garage

Electric roller door, light and power. Internal door to Entrance Hall. Utility area along the back wall with plumbing and appliance space, sink and storage cupboards.

**Services:** All main services connected including full gas central 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 within the centre of the terrace within a row of modern looking properties.



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Approximate total area<sup>(1)</sup>  
120.5 m<sup>2</sup>  
1298 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.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**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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