

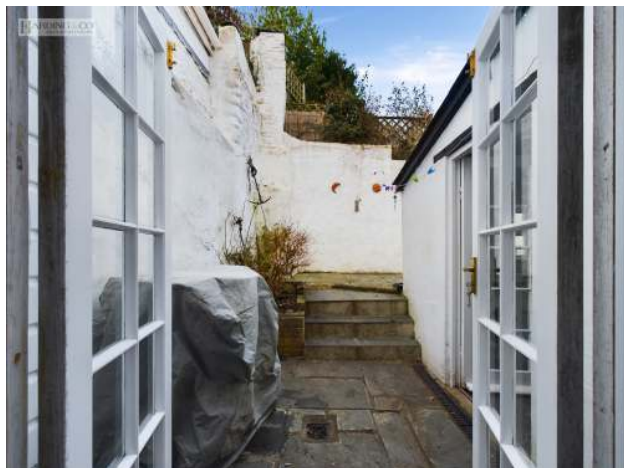


Camelia Cottage, 6 Pitt Hill    Price Guide £399,950  
Appledore, Bideford, Devon EX39 1PX



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.





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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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