



Oyster Shell Cottage  
Appledore, Bideford, Devon EX39 1QU

Price Guide £310,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

Full of classic Appledore charm combined with fully modernised and superbly well presented accommodation that offers a unique opportunity...

A mid-terraced period house with two generous bedrooms, a lovely open-plan lounge/kitchen/diner with bespoke fitted kitchen worktops and units, separate utility space, modern bathroom and small fully enclosed rear courtyard. There is also a usable attic room with heating and natural light accessed via drop-down ladder

NO CHAIN.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Butcher, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include, Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its long sandy beach and championship Golf Course. Boat moorings available in the estuary, by arrangement.

**Briefly:** Oyster Shell Cottage, which is currently run as a successful holiday let is for sale for the first time since benefiting from substantial cosmetic upgrade including the delightful modern open-plan living space with bespoke kitchen units and a stylish ground floor bathroom. The property was completely re-wired, and the central heating system and plumbing updated when the property was refurbished.

There is a charming fully enclosed courtyard garden to the rear that attracts the sunshine and is perfect for al-fresco dining.

### Services

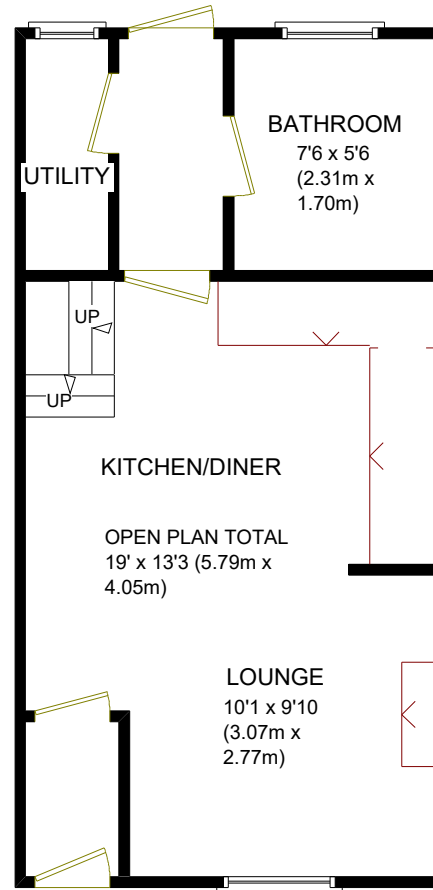
Main services connected including a modern gas central heating system.

### EPC:

**Council Tax:** A

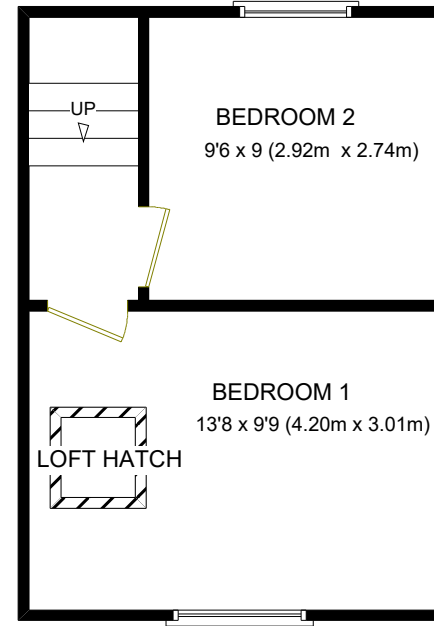
**Directions:** From Appledore Quay proceed to the main car park in front of the church or park on the Quay. From the Seagate Hotel proceed into Meeting Street, turn first left into Market Street and Vernons Lane is the first turning on the right. No 3 (Oyster Shell Cottage) will be found on the right.



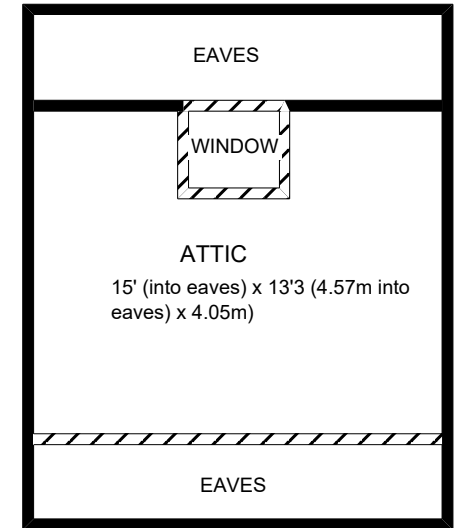


GROUND FLOOR

NOT TO SCALE GROUND & FIRST FLOOR: 618 SQ FT



FIRST FLOOR



31 Bridgeland Street, Bideford,  
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

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

[www.hardingresidential.com](http://www.hardingresidential.com)



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.

