



## 7 Meeting Street, Appledore, Bideford, EX39 1RJ

Guide Price £399,950

- Footsteps From The Quayside
- OFF ROAD PARKING!
- Stylishly Presented
- Rare Opportunity
- Holiday Let Potential
- Bustling Village Centre
- Spacious Accommodation
- Ensuite Shower Room
- Larger than average cottage
- Courtyard Garden

## 7 Meeting Street, Bideford EX39 1RJ

Morris and Bott are delighted to offer this truly unique proposition, just steps away from the picturesque quayside. Sailmakers Cottage sits within the heart of the bustling fishing village of Appledore, and enjoying the extremely rare addition of off road parking right outside your door. The cottage, originally believed to be three cottages, is generously proportioned throughout and has been stylishly presented. Sailmakers is thought to make either a great full time residence or a successful holiday let/second home.



Council Tax Band: C



## GROUND FLOOR

### LOUNGE/DINER

23'5" x 10'8"

This generously proportioned room benefits from a dual aspect, and enjoys a light and airy feel. Stylishly presented with ample room for lounge and dining area. An under stair cupboard offers handy storage space.

### KITCHEN/BREAKFAST ROOM

10'10" x 10'5"

This immaculately presented kitchen offers a range of matching floor and eye level units, a Range double oven and hob and stainless-steel fan over. There is ample space and plumbing for white goods. A handy stable door offers access onto the courtyard and parking area.

## FIRST FLOOR

### BEDROOM 1

11'4" x 11'0"

A generously proportioned double room that enjoys a dual aspect. Benefitting from recently fitted carpets. Handy personal access into the family bathroom allowing you to treat this as a private en-suite.

### FAMILY BATHROOM

Has been well equipped with a modern white suite comprising a spa bath with shower over, low level WC, wash hand basin and heated towel rail.

### BEDROOM 2

12'9" max x 12'6"

Further well proportioned double bedroom with private en-suite.

### EN-SUITE

Fitted with a modern white suite comprising a shower, low level WC and wash hand basin.

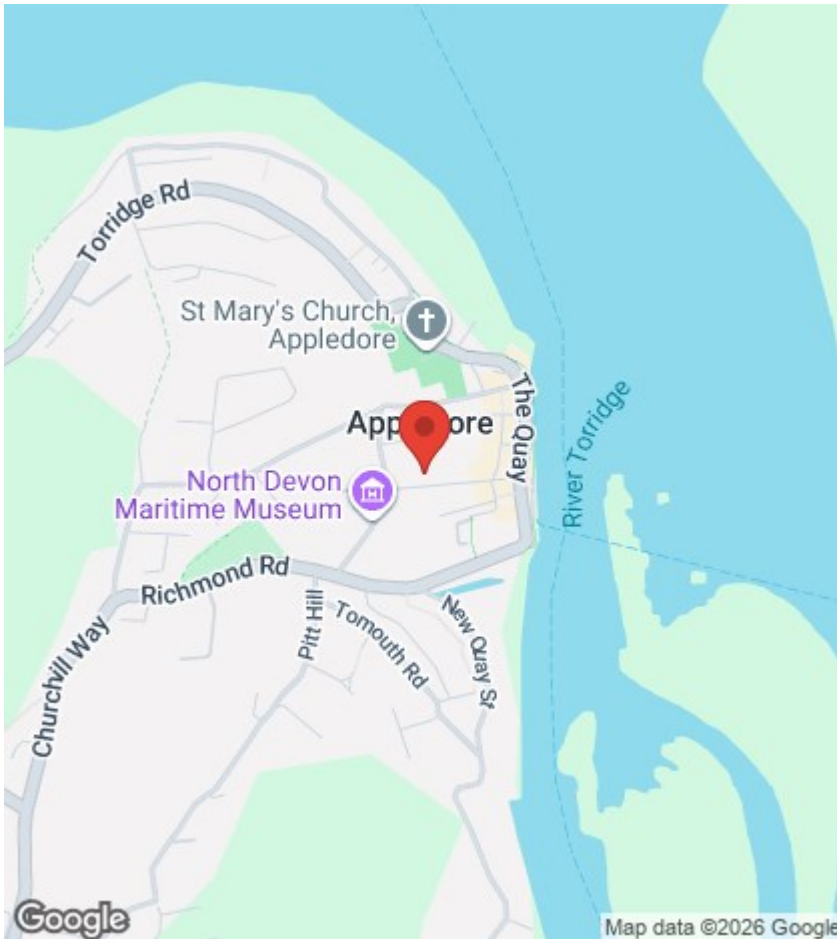
### OUTSIDE

This versatile outside space is a cobbled courtyard which could be perfect for sitting out and whiling away your time, or could be used for off road parking which is rare to find in the heart of the village.

### SERVICES

All mains services connected. Gas fired central heating.



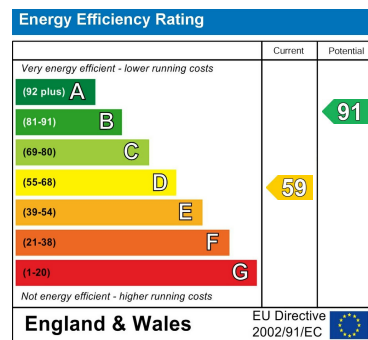


## Directions

From Bideford Quay proceed along Kingsley road to Heywood Road roundabout; take the second exit, straight across, signed Northam & Appledore. Follow this road uphill and turn right towards Appledore into Churchill way, follow this road down into the village. As you go along the Quayside with the river on your right, Meeting Street is located towards the far end of the Quay on your left hand side just before the Seagate Inn. Upon entering Meeting Street, the property will be found a short way up the hill on your left hand side.

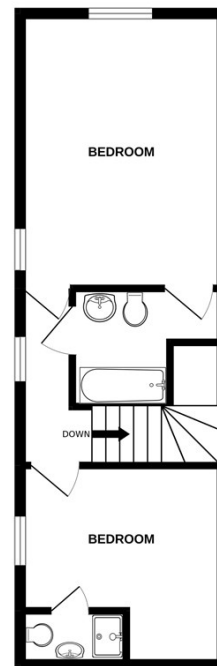
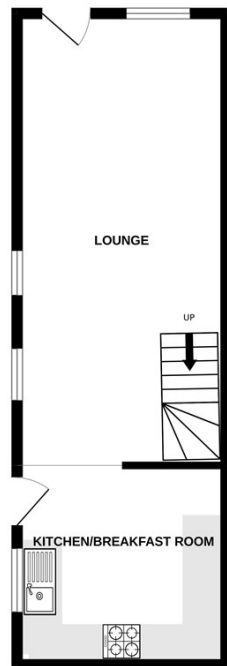
## EPC Rating:

D



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used to suit by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Meruqu ©2022