



## The Boat House, 12a New Street, Appledore, Bideford, EX39 1QJ

Price Guide £495,000

- Unique three-bedroom period home
- No onward chain
- Cinema/games room
- Successful holiday let with versatile potential
- Overlooking the historic Richmond Dry Dock
- Spacious roof terrace with elevated views
- Rare integral double garage/workshop
- Central Appledore location



# 12a New Street, Bideford EX39 1QJ

Available with no onward chain, this unique three-bedroom period home occupies a prime position in the heart of Appledore and offers an exceptional combination of character, space and versatility. Highlights include a generous roof terrace, a cinema/games room and the rare benefit of an integral double garage/workshop. Overlooking the historic Grade II Listed Richmond Dry Dock, The Boat House was formerly the premises of a respected local sail maker before being converted into a private residence in 1998. Arranged over two floors, the accommodation comprises three well-proportioned bedrooms, a stylish family bathroom, two additional shower rooms and a spacious cinema/games room, providing flexible living space. Most recently run as a successful holiday let, the property would also make an excellent permanent home, second home or investment opportunity.



Council Tax Band: C



## Location

Situated on the sought-after New Street, this property enjoys a central position within the picturesque fishing village of Appledore, one of North Devon's most desirable coastal destinations. Renowned for its colourful cottages, historic quayside and thriving maritime heritage, Appledore offers a wonderful selection of independent cafés, pubs, restaurants and galleries, all within easy walking distance. The village also provides everyday amenities including a primary school, convenience stores and a regular bus service. Beautiful sandy beaches at Westward Ho! and Instow are just a short drive away, while the regional centre of Barnstaple, approximately 10 miles away, offers a wider range of shopping, leisure facilities and direct rail links to Exeter, connecting onwards to London.

## Accommodation

The property is entered from New Street, where steps lead down to a spacious entrance hall providing access to the main accommodation. A staircase descends to the converted cinema/games room, complete with its own shower room, creating a versatile additional living space. The main hallway serves three generous double bedrooms, including a principal bedroom with en-suite shower room. Bedroom three is positioned alongside a separate WC, while a stylish family bathroom also serves this level. Stairs rise to the roof terrace, with the hallway continuing through to the open-plan living accommodation. The impressive kitchen, dining and living area enjoys attractive views across the estuary towards Instow and provides a bright, sociable space for everyday living and entertaining. A secure metal hatch from the hallway leads to the newly completed roof terrace, offering an excellent outdoor space to relax or entertain while enjoying the elevated outlook.

## Ground Floor

### Entrance Hall

### Bedroom Three

11'1" x 8'9"

### Bathroom

### Bedroom Two

12'7" x 12'2"

### Bedroom One

12'4" x 11'9"

### Ensuite

### Open Plan living

21'9" x 16'10"

## Lower Ground Floor

### Games Room

24'3" x 17'0"

### Shower Room

### Garage

36'11" x 17'4"

## Outside

A standout feature of the property is the substantial integral double garage/workshop, accessed via traditional timber folding doors from New Quay Street or internally from the cinema/games room. Measuring approximately 36' x 17', this versatile space is ideal for secure vehicle storage, boating equipment or workshop use. With power, lighting and water connected, it also benefits from a built-in workbench, shelving, a mezzanine storage area and a gently sloping concrete floor. Its close proximity to the slipways at Appledore, Instow, Bideford and Westward Ho!, along with the nearby Yacht Club, makes it particularly appealing to sailing and watersports enthusiasts.



## Directions

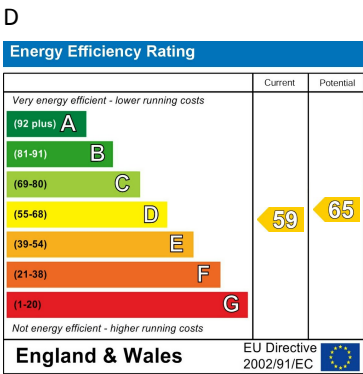
From Bideford Quay, proceed towards Heywood Road (A386) and continue straight across Heywood Roundabout, following signs for Northam and Appledore. Continue along the A386 before turning left onto the A4133 towards Appledore. Follow the road down into Appledore and take the right hand turn onto New Street at the bottom of the hill, the property will be found on your right hand side.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:



LOWER 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 as such 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.  
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