



OUTALONG
TORRIDGE ROAD APPLIEDORE, DEVON, EX39 1SF

Exclusive Homes
£730,000

Outalong is an exceptional detached waterside home occupying an enviable coastal position within the highly sought-after village of Appledore. Enjoying magnificent, far-reaching views across the Torridge Estuary and open water beyond, this unique property offers spacious and versatile accommodation arranged over two floors.

The house currently provides four bedrooms, three reception rooms, a generous kitchen, utility room and two bathrooms, offering considerable flexibility for family living and the opportunity to adapt the accommodation to suit individual requirements. Outside, the property is surrounded by attractive, well-tended and predominantly low-maintenance gardens, including a private and sheltered dining terrace ideal for entertaining. A large gravel driveway provides ample parking for several vehicles, together with a detached garage.

Built in 1954 and remaining in the same ownership since construction, Outalong has never previously been offered for sale, making this a rare opportunity to acquire a waterside home in one of North Devon's most desirable coastal locations.

Upon Approach the front door opens into a welcoming and spacious hallway, with stairs rising to the first floor and doors leading to the principal ground-floor rooms. Bedroom 1 is a particularly generous room with a double aspect, sea views, dressing area and fitted wardrobes.

The kitchen is fitted with an extensive range of light-coloured base and wall units, together with work surfaces and a peninsula island. Appliances include an Esse range cooker, dishwasher, stainless-steel sink and drainer, together with a Stoves seven-burner gas cooker incorporating triple oven, grill and slow cooker.

The double-aspect utility room provides further fitted units and work surfaces, space and plumbing for appliances and houses the boiler.







The impressive garden room, extending to approximately 35ft, provides a superb and highly versatile reception space. Currently arranged as a dining and sitting room, the room centres around a gas fire and benefits from double doors opening directly onto the enclosed rear terrace, with a further side door providing additional access to the garden.

The Master Bedroom is a particularly generous room with a double aspect, sea views, dressing area and fitted wardrobes whilst Bedroom two is another spacious double bedroom, enjoying a panoramic window and superb sea views, together with fitted wardrobes and dresser. Bedroom three is a single bedroom with sea views, whilst Bedroom four/Study is currently used as a craft room and benefits from fitted shelving and double doors opening into the garden room.

There are two bathrooms, with the principal bathroom fitted with a four-piece suite comprising bath, separate shower cubicle, wash basin and WC, whilst the second bathroom has a bath with shower over, wash basin and WC. A useful boot room provides additional storage.

Stairs lead to the first floor where there are two large reception rooms, both enjoying a double aspect and exceptional, far-reaching views across the estuary and open water beyond.





Outside, Outalong occupies a central position within its grounds, set back from the road behind a low wall and approached via a large gravel driveway providing parking for several vehicles. The front garden features attractive planted beds, with a further substantial border extending along the eastern side of the property. A patio terrace provides an ideal spot to enjoy the morning sunshine.

The enclosed rear gardens offer a good degree of privacy and include a large, sheltered dining terrace accessed from the garden room, providing an excellent space for outdoor entertaining. A covered and secure walkway runs along the western side of the property, offering useful storage and additional access between the front and rear gardens.

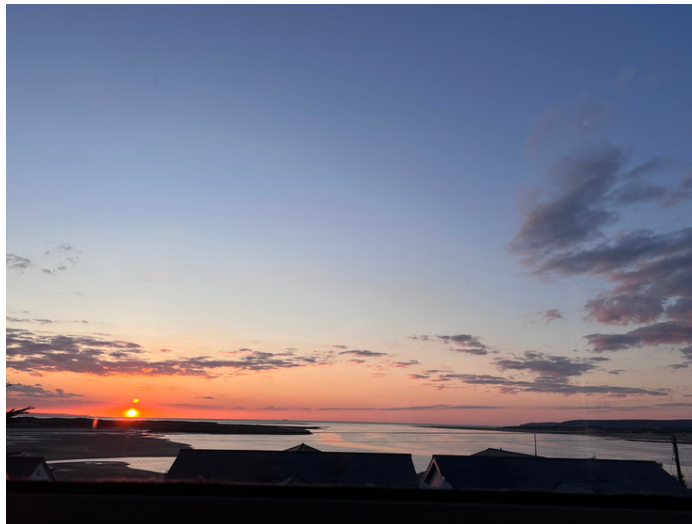
Steps lead to an elevated terrace surrounded by colourful planted beds and borders, with space for outdoor seating and a table and chairs. There is also a garden shed and productive kitchen garden, currently planted with a variety of fruit trees.

The detached garage benefits from an electric door, an additional door providing access to the garden and parking immediately in front.

Services: Mains: Electricity, gas, water and drainage are all connected. Heating is via energy efficient electric radiators.

The property has the benefit of a southerly facing, roof-mounted, PV solar array with a feed in tariff.

Energy Performance Certificate: D (55)
Council Tax: D (£2618.24 per annum)

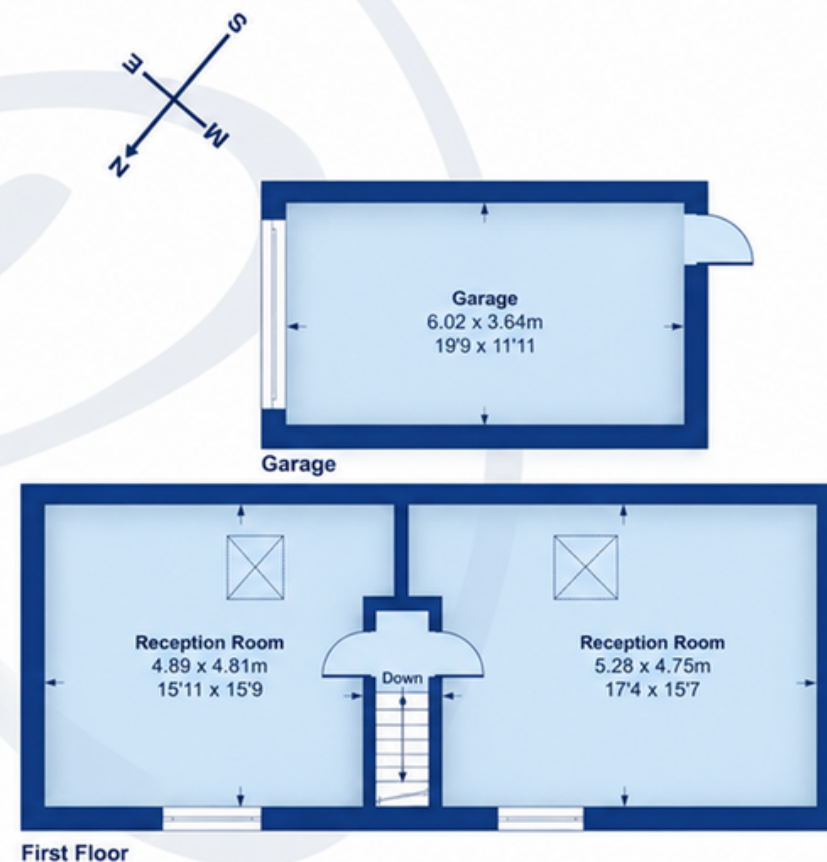
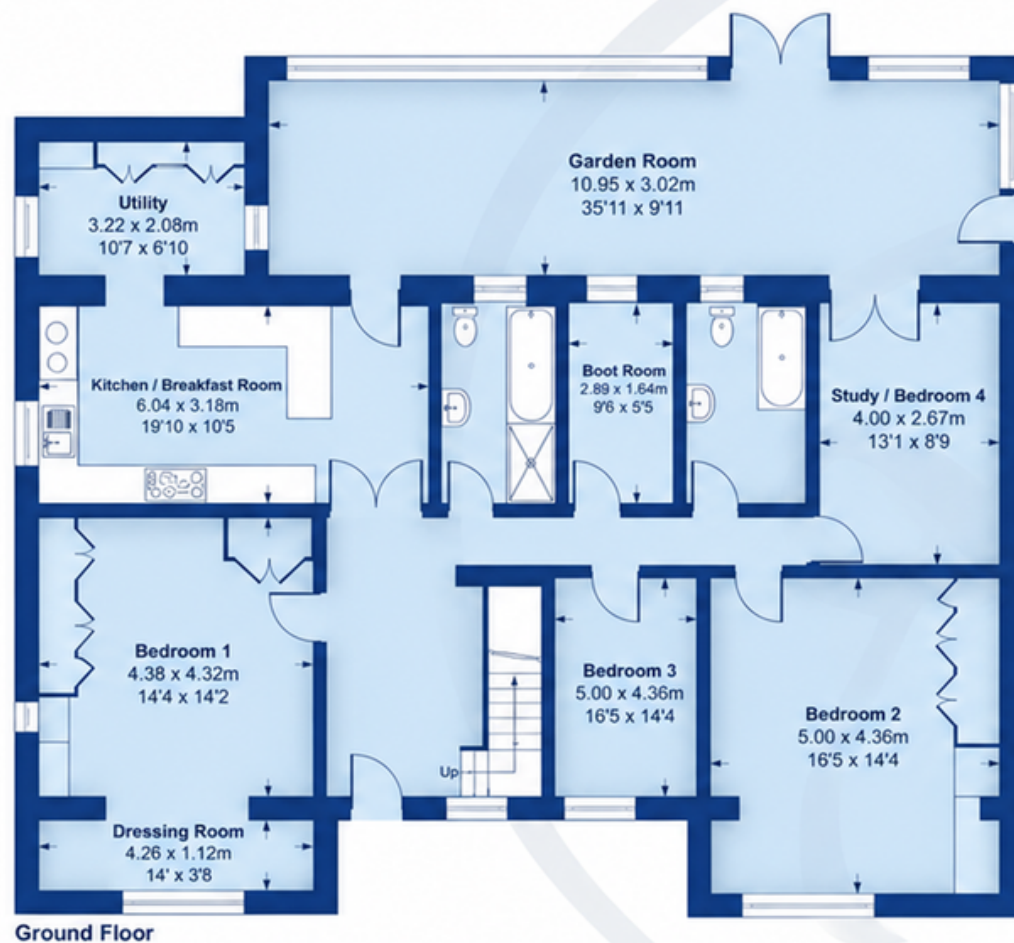


Approximate Area = 2427 sq ft / 225.4 sq m

Garage = 236 sq ft / 21.9 sq m

Total = 2663 sq ft / 247.3 sq m

For identification only - Not to scale



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