



## Amber Cottage, (8A) Eight A Marine Parade, Appledore,

Price Guide £375,000

- Stunning Character Home
- Successful Holiday Let
- Private Rear Garden
- Stylishly Presented
- Stones Throw From The Quay
- Tucked Away Position
- Tastefully Presented Throughout
- NO CHAIN!



## (8A) Eight A Marine Parade, Bideford EX39 1PJ

Nestled in the heart of the picturesque village of Appledore, this charming cottage is tucked away along one of the village's quaint side streets just off Marine Parade, offering the perfect blend of character and comfort. Just a stone's throw from the quayside, the property is ideally positioned just a stroll away from amenities and the vibrant village community. Inside, a spacious layout immediately welcomes you, with a cosy log burner creating a warm and inviting atmosphere. The generous accommodation provides ample space for both everyday living and entertaining, making it a wonderful choice as a full-time residence or a holiday retreat. The cottage also comprises two comfortable bedrooms and a well-appointed bathroom, while to the rear lies a delightful private garden. Set in a quiet yet convenient location, within easy reach of local amenities and the stunning North Devon coastline, this hidden gem combines charm, practicality and lifestyle appeal. Whether you're seeking a permanent home or a coastal escape, Amber cottage is sure to impress.



Council Tax Band: A





## Location

Nestled on the North Devon coast, Appledore is a picturesque fishing village brimming with charm and character. Its winding narrow streets are lined with colourful cottages, independent shops, and welcoming pubs, all leading down to the pretty quayside where you can watch boats drift along the estuary.

The village is well known for its strong sense of community and thriving arts scene, with regular galleries, craft shops, and events such as the annual Appledore Book Festival. For day-to-day amenities, you'll find local stores, cafés, and restaurants serving fresh seafood right on your doorstep.

Appledore also offers easy access to the wider area, with the sandy beaches of Westward Ho! just a short drive away, and the larger town of Bideford providing supermarkets, schools, and further facilities. With its blend of coastal beauty, community spirit, and convenience, Appledore makes for a truly special place to call home.

## Ground Floor

### Entrance

Welcomes you into the home, opening out in the open plan living area.

### Lounge

18'5" x 14'4"

The lounge is a spacious, character-filled room with high ceilings, original features, and a cosy log burner for those winter evenings. It also provides access directly into the kitchen for easy flow.

### Kitchen/Breakfast Room

14'8" x 13'7"

The kitchen is beautifully fitted with a range of matching wall and base units, finished to a high standard. It includes built-in appliances such as an oven with hob; plumbing for washing

machine and dishwasher, space for a refrigerator and a large ceramic sink with drainer. There's also plenty of room for a dining table and chairs, making it a perfect space for everyday living and entertaining.

## First Floor

### Bedroom One

19'1" x 15'3"

A generous double bedroom featuring beautiful sash windows, ample space, and a wonderfully grand feel.

### Bedroom Two

10'2" x 7'9"

Another well-proportioned double bedroom, enjoying a lovely view over the rear garden.

### Bathroom

9'10" x 4'0"

A stylish three-piece suite featuring a roll-top bath with mixer tap and shower over, a wash basin, and a high-level traditional Victorian-style WC

### Outside

Tucked away in one of Appledore's charming side streets, the property benefits from direct access to a private two-level patio garden. Beautifully landscaped with an array of shrubs and plants, and bordered by a stone wall, the garden provides a peaceful, sunny retreat. An outside shed also offers useful additional storage.

### Services

All mains services connected, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Directions

From Appledore Quay, proceed South and as the road bears right, continue into Marine Parade where the property will be found after a short distance on the right-hand side, just up a side street opposite Beau Tangles hair and beauty.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>58</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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