



Camellia Cottage 6, Pitt Hill, Appledore, Bideford, EX39 1PX

Asking Price £359,950

- Grade II listed character cottage
- Accommodation over 3 floors
- Modern fitted kitchen
- Central village location
- No onward chain
- Estuary views from all bedrooms
- Recently refurbished throughout
- Sunny rear courtyard garden
- On-street parking nearby

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Morris and Bott are delighted to offer this charming Grade II listed 3 bedroom cottage, ideally positioned close to the centre of this popular seaside village. Enjoying estuary views from all bedrooms, the property offers beautifully presented, recently refurbished accommodation arranged over three floors, blending character with modern living. Further benefits include an en-suite to the principal bedroom, a sunny rear courtyard garden, gas central heating and on-street parking. Available with no onward chain.



Council Tax Band: Exempt



Location

Situated on Pitt Hill, the property enjoys an elevated position within the highly sought-after coastal village of Appledore, renowned for its charm, maritime heritage and vibrant community. Appledore offers a delightful range of independent shops, cafés, restaurants and traditional pubs, all set amongst its narrow winding streets and colourful cottages. The quayside provides wonderful views across the estuary towards Instow, along with access to scenic walks and water-based activities.

The nearby sandy beach at Westward Ho! is just a short drive away, while the popular Tarka Trail offers miles of traffic-free walking and cycling through some of North Devon's most picturesque countryside.

The historic port town of Bideford is within easy reach, providing a wider range of amenities, schooling and everyday facilities. Despite its tranquil setting, Appledore remains well connected via the A39 and A361, offering links to Barnstaple, Exeter and beyond.

Ground Floor

Entrance Porch

Hallway

Lounge

13'3" x 12'7"

Dining Room

8'6" x 11'10"

Kitchen

7'11" x 9'0"

First Floor

Bedroom Two

13'0" x 9'2"

Bedroom Three

9'10" x 6'7"

Bathroom

8'9" x 8'7"

Second floor

Bedroom One

11'3" x 7'2"

Ensuite

8'0" x 2'4"

Outside

The property further benefits from a charming rear courtyard garden, accessed from both the kitchen and dining room, offering a private and low-maintenance outdoor space ideal for relaxing or entertaining. In addition, there is convenient on-street parking available directly outside the property.

Services

All mains services connected, gas fired central heating.



Directions

From Bideford Quay, proceed towards Northam, passing straight over the A39 roundabout. Continue past the Durrant House Hotel and take the next right-hand turning into Churchill Way, signposted Appledore. Follow this road ahead and, upon reaching Richmond Road, continue down the hill, passing the telephone box on your right-hand side. Take the next right into Pitt Hill, where No. 6 will be found a short way up on the right-hand side, clearly identified by a For Sale board.



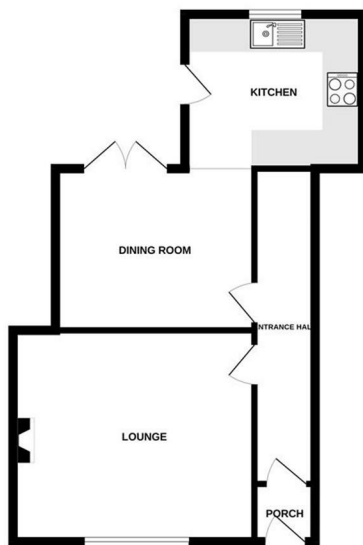
Viewings

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

EPC Rating:

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

GROUND FLOOR



1ST FLOOR



2ND 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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