



Appledore House, Appledore, Devon

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Appledore House, Meeting Street, Appledore, Devon EX39 1RJ

An impressive family home currently divided into four self-contained apartments, in a stunning elevated position overlooking the Torridge estuary.

Bideford 2.8 miles, Barnstaple 11.0 miles, Barnstaple Station 11.2 miles, Exeter 44 miles

Ground Floor: Sitting room | Dining/family room
Living room | Two kitchens | Utility | Office space | One bedroom with en suite | Family bathroom | Cloakroom
Lower Ground Floor: Open-plan living area and kitchen | One bedroom | Office/bedroom
Shower room
First Floor: Five en suite bedrooms
Second Floor: Sitting room | Kitchen | Two bedrooms | Family bathroom | EPC rating D
Terraced gardens | "Dogs hotel" | Outside shower | Two sheds

The property

Appledore House is a beautifully presented, detached family home with almost 6,000 square feet of immaculately appointed accommodation arranged across four levels. The property offers flexible accommodation and is currently configured to provide four self-contained dwellings providing excellent opportunities for multigenerational living or income potential. The house could also be converted back into a large family home, subject to the necessary consents. Appledore House lies in an exceptional position in the idyllic coastal village of Appledore with much of the accommodation benefitting from far reaching estuary views.

The main accommodation is configured over the ground and first floor with the ground floor living area including a sitting room with a Chesneys Log Burner (installed in 2019) and

dining/family room, both with feature fireplaces and large bay windows displaying panoramic views and providing a wealth of natural light. The sitting room also has a hatch that connects to the kitchen. The well-equipped kitchen has a large central island and French doors that open out onto the upper terrace with two steps leading down to a larger terrace which is ideal for al fresco dining. There is also a family bathroom and a cloakroom with the first floor providing five well-presented double bedrooms, all benefitting from en suites.

A self-contained annexe can also be found on the ground floor providing an office space, living room, a fully equipped kitchen/dining room, a utility room and one en suite double bedroom. The lower ground floor apartment includes one bedroom, a shower room and a large open-plan living area and kitchen. There is also an office which can be used as an occasional bedroom if required. The second-floor apartment includes two double bedrooms, a family bathroom, a fully fitted kitchen and a sitting room with a large bay window taking full advantage of the elevated views.

Outside

The property has a well-maintained terraced garden with gravel seating areas, a variety of mature specimen trees and a large area of lawn, which extends to the side of the property. There is a large garden shed and a smaller shed for storage and planning permission has been granted for a summer house to be built at the end of the garden. There is also the 'dogs hotel' accessed from the garden and attached to the house that provides underfloor electric heating and a water supply with a useful outside shower. The garden benefits from an elevated position with panoramic views from Crow Point, round to Yelland Quay, Instow, Tapeley Park and with views of Exmoor in the distance. Parking is available on a gravel driveway at the front of the property with parking space for up to five vehicles.









Location

The picturesque fishing village of Appledore lies in a sought-after conservation area in North Devon where the rivers Taw and Torridge meet the sea. It is within the North Devon UNESCO Biosphere and is on the South West Coast Path. It is within striking distance of the Skern (popular with bird watchers) and the Pebble Ridge with a glorious sandy beach, which stretches to Westward Ho ! This beach is very popular for families and with surfers. The village has several everyday amenities including an award-winning Deli (John's of Appledore), a post office within a general store, local shops, pubs and restaurants and a primary school. The bustling town of Bideford is less than three miles away, with its choice of shops and supermarkets, and selection of schools, including the independent Kingsley School. An even further extensive range of facilities can be found in the thriving town of Barnstaple just 11 miles away that offers a vast array of local and national retailers, public houses, restaurants, and a leisure centre as well as a mainline railway station. The area is an ideal base for exploring the stunning North Devon coastline, with the South West Coast Path providing walking routes along the coast and the Tarka Trail also nearby. Sailing is available in Appledore while only a short drive away are the highly popular beaches of Saunton Sands, Croyde and Woolacombe. Nearby road connections include the A39 and A361 North Devon link road that offers a fast connection to the Cathedral City of Exeter. The A361 also provides access to the M5 motorway network. Barnstaple railway station provides direct services to Exeter St. David's.

Directions

From Exeter take the A377 heading north and continue for 12.5 miles. Shortly after passing the Devonshire Dumpling pub, turn left onto the B3220 and continue for 8 miles, into Winkleigh, where the road becomes the A3124. Follow the A3124 for 12 miles, and arriving at the junction at the River Torridge, turn right onto the A386.





Floorplans
House internal area 6,086 sq ft (566 sq m)
Shed internal area 147 sq ft (14 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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At the roundabout in Great Torrington, take the first exit onto the A386/New Street and continue on the A386 for 8 miles, passing through Bideford and proceeding straight ahead at the Heywood Road roundabout to continue on the A386/Heywood Road. After a further half a mile, turn right onto Churchill Way, then after 1.3 miles, turn left onto Staddon Road. Continue onto Meeting Street and you will find the property immediately on the left.

General

Local Authority: Torridge District Council

Services: Mains electricity, gas, water and drainage. New boiler installed in 2022 serving the first 3 floors. The top floor has its own gas boiler. **Council Tax:** Main house Band E. Lower ground floor and ground floor apartments Band A. Second floor apartment Band B

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold **Planning Reference:** 1/1114/2019/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Guide Price: £1,600,000

Exeter

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