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Changing Lifestyles

Primrose Bank Cottage
13 Pitt Hill
Appledore
Bideford
Devon
EX39 1PX

Offers in the region of: £450,000
Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Primrose Bank Cottage, 13 Pitt Hill, Appledore, Bideford, Devon, EX39 1PX

A CHARMING DETACHED PERIOD COTTAGE IN THE HEART OF APPLIEDORE



- 3 Bedrooms
- Cosy Living Room with wood burning stove, wooden flooring & window overlooking the garden
- Spacious Sitting / Dining Room with wood burning stove
 - Thoughtfully updated Kitchen
 - Enclosed gardens
- Short walk to the quay, village amenities & riverside walks
- No onward chain



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Overview

Nestled close to the heart of the picturesque fishing village of Appledore, just a short stroll from the historic quay, charming independent shops, cafés and wonderful riverside walks along the estuary, this delightful detached cottage offers a rare opportunity to acquire a home full of character, charm and period appeal. Beautifully presented throughout and available with the distinct advantage of no onward chain, the property perfectly captures the timeless atmosphere and lifestyle that make Appledore such a sought-after coastal destination.

Stepping inside, the welcoming Entrance Hall provides access to 2 inviting reception rooms. The Living Room is a wonderfully cosy retreat featuring a wood burning stove set within an attractive fireplace, complemented by rustic wooden flooring and a window overlooking the enclosed garden. Across the hall, the spacious Sitting / Dining Room provides an excellent space for entertaining or relaxing with family and friends. This charming room also boasts a wood burning stove set within a striking stone fireplace, together with a built-in cupboard and attractive display niche.

The Kitchen has been thoughtfully updated in a contemporary style and features an attractive range of blue cabinets complemented by wood block-effect work surfaces. There is a 1.5 bowl sink with mixer tap, space and plumbing for a washing machine and room for an electric cooker. Adjoining the kitchen is a useful Inner Hall providing additional storage and coat hanging space, with direct access to the rear garden.

On the first floor are 3 Bedrooms. The 2 principal rooms are generous doubles, both enjoying excellent natural light and retaining character features including fireplaces, while the main bedroom further benefits from an exposed stone feature wall and a useful over stairs storage cupboard. The third bedroom provides an ideal single bedroom, nursery or home office and houses the gas fired combination boiler within a cupboard. Completing the accommodation is a Bathroom fitted with a bath and shower over, together with a separate WC for added convenience.

Outside, the property continues to impress. An enclosed side garden bordered by mature hedging creates a wonderfully private setting for enjoying a morning coffee or evening drink. To the rear, steps rise to a delightful lawned garden with a timber storage shed and lovely views across the estuary, providing a peaceful outdoor space from which to enjoy the surrounding scenery.

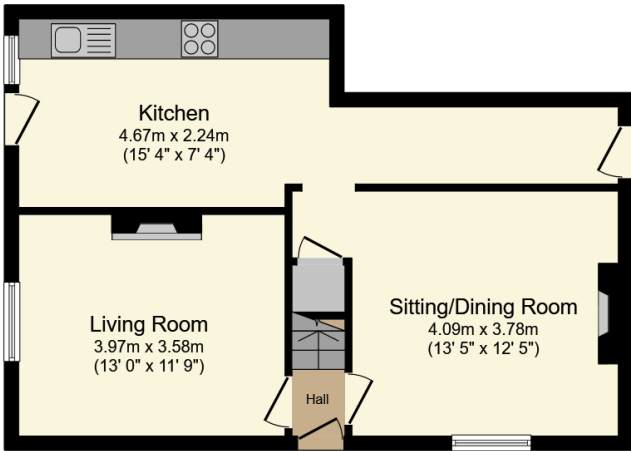
Combining character, practicality and a highly desirable village location, this enchanting cottage would make a superb permanent residence, coastal retreat or holiday home. Early viewing is highly recommended to fully appreciate all that this special home has to offer.

Agents Note

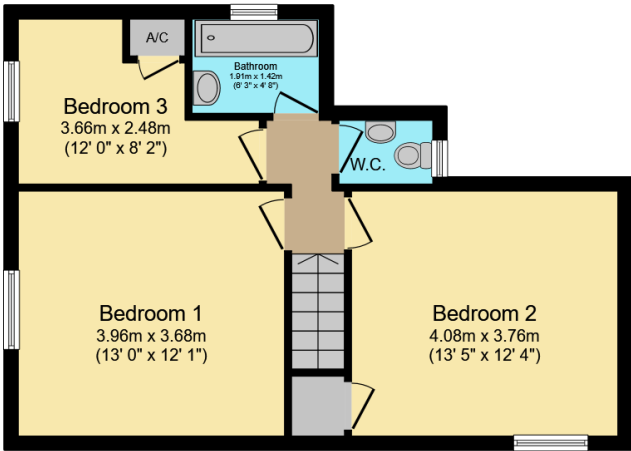
On-street parking is available on Pitt Hill and on surrounding roads.

Council Tax Band

C - Torridge District Council



Ground Floor



First Floor

Total floor area: 95.6 sq.m. (1029 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by





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Area Information

Appledore is a sought after area to live. A famous port and shipbuilding village, Appledore is now a delightful example of picturesque North Devon at its best. There are many country walks around the village and the outlying areas, including the popular Northam Burrows and the nearby Westward Ho! Beach.

Local amenities include cafés, a delicatessen, a grocers and gift shops. There's also a primary school, a library and a number of churches around the village. You'll never be short of places to eat and drink in Appledore as well, as the choice of restaurants and pubs is extensive for a village of its size.

In nearby Northam there is a public swimming pool and gym too. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

Appledore is a friendly village and the locals host many community events, so if you're the kind of person that loves to join in, there's something to occupy just about everybody all year around.

Directions

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore onto Churchill Way. Continue on this road for approximately 1.5 miles and proceed down Richmond Road taking the right hand turning onto Pitt Hill. Park where appropriate, finding Primrose Bank Cottage, 13 Pitt Hill on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

