



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8A Staddon Road  
Appledore  
Bideford  
Devon  
EX39 1RB

**Asking Price: £800,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@bopproperty.com](mailto:bideford@bopproperty.com)**



8A Staddon Road, Appledore, Bideford, Devon, EX39 1RB

A SPACIOUS & MODERN SOUTH-FACING DETACHED HOME ENJOYING SPECTACULAR ESTUARY VIEWS



- 4 generously sized double Bedrooms (2 En-suite)
- Versatile living spaces with open-plan Kitchen / Living Room & Lounge / Diner
  - High-spec Kitchen with Juliet Balcony
- Fully enclosed rear garden with decked seating area & lawn
- Private brick-paved driveway & Integral Garage
- Just a short walk to the quay, shops, cafés, bars & charming village streets
  - Ideal as a main residence, holiday retreat or commercial holiday let
  - No onward chain



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

## Overview

**Set in a peaceful and sought after position within the picturesque fishing village of Appledore, this superb, modern, south-facing detached 4 Bedroom home offers space, style and stunning estuary views across 3 thoughtfully arranged floors.**

**Just a short stroll from the charming quay, quaint streets and a variety of independent shops, cafés and bars, the property enjoys a prime location - perfect for both permanent living or as a luxurious coastal holiday retreat. Having been used as a personal holiday home and a successful holiday let, the property is turnkey ready and available for sale with no onward chain.**

**A private brick-paved driveway offers ample off-road parking and leads to a generous Integral Garage, whilst a covered Entrance Porch provides a sheltered welcome. The grand Entrance Hall sets the tone for the generous proportions throughout, echoed across spacious landings on the upper floors. The ground level includes 2 comfortable double Bedrooms, a contemporary Shower Room, a Utility Room and a Boiler Room,. There is also internal access to the Garage.**

**Upstairs, the first floor opens to 2 elegant living areas, arranged to suit various lounging and dining needs. To the right is a beautifully appointed open plan Kitchen / Living Room, complete with quartz worktops, a central island with breakfast bar, high-spec AEG appliances and a Juliet Balcony to enjoy the view. French doors lead to an additional bright and airy Lounge / Diner with access to a lovely front Balcony, ideal for relaxing or entertaining.**

**The top floor hosts 2 exceptional Bedrooms, both with private En-suites. The Master Suite is truly breathtaking, with space for large furnishings, a relaxing seating area and a Juliet Balcony offering the finest panoramic views. The second Bedroom also impresses with generous proportions, an En-suite Bathroom and built-in storage. Outside, the fully enclosed rear garden features a large decked area - perfect for al fresco dining, leading to a level lawn.**

**Beautifully designed and positioned in one of North Devon's most desirable coastal settings, this remarkable property offers comfort, quality and lifestyle in equal measure.**

## Agents Notes

This house has been run as a successful holiday let and figures are available on request.

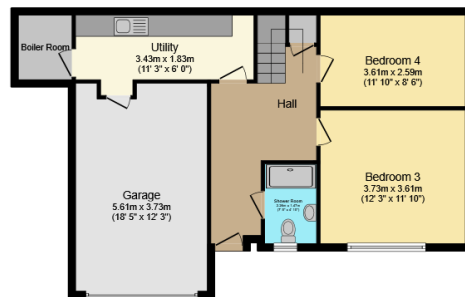
Built-in kitchen appliances include 2 ovens, a microwave, a coffee machine, a gas hob with extractor canopy over and a dishwasher.

An American style fridge/freezer, a washing machine and tumble dryer are available for sale via separate negotiation.

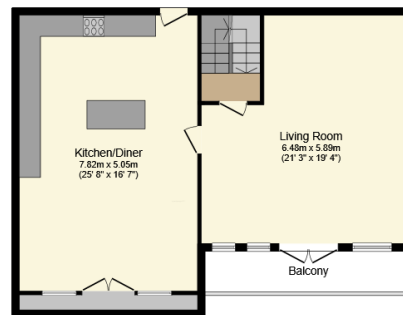
The Ground and First Floors benefit from having underfloor heating.

## Council Tax Band

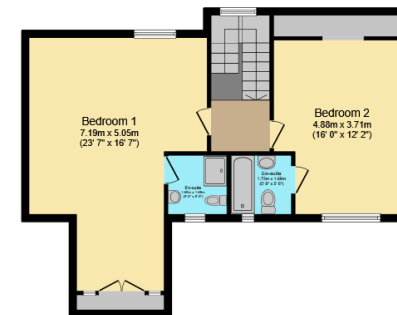
Currently deleted but previously F - Torridge District Council



**Ground Floor**  
Floor area 79.4 sq.m. (855 sq.ft.)



**First Floor**  
Floor area 81.0 sq.m. (872 sq.ft.)



**Second Floor**  
Floor area 63.5 sq.m. (684 sq.ft.)

Total floor area: 224.0 sq.m. (2,411 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 [www.Propertybox.io](http://www.Propertybox.io)





8A Staddon Road, Appledore, Bideford, Devon, EX39 1RB

Changing Lifestyles



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



8A Staddon Road, Appledore, Bideford, Devon, EX39 1RB



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

8A Staddon Road, Appledore, Bideford, Devon, EX39 1RB



## 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 proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore onto Churchill Way. Follow this road into Appledore. Upon entering the village, before proceeding down Richmond Road, turn left onto Staddon Road. Follow the road around to your right and to where number 8A will be situated towards the end of the road on your left 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

# We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

