



Bond
Oxborough
Phillips

Changing Lifestyles

13 Myrtle Street
Appledore
Bideford
Devon
EX39 1PH

Asking Price: £320,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

13 Myrtle Street, Appledore, Bideford, Devon, EX39 1PH

AN ELEGANT 3-STOREY GEORGIAN STYLE GRADE II LISTED PERIOD HOME



- 5 Bedrooms

- Front courtyard garden & extensive rear lawned garden

- Spacious interiors with period features & sash windows

- Opportunity for sympathetic modernisation to create a dream home

- No onward chain

- Attractive investment opportunity with strong rental & holiday let potential



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Situated close to the heart of the picturesque fishing village of Appledore, this elegant 3-storey Georgian style Grade II listed period home presents a rare and exciting opportunity. Properties of this size and setting are highly sought after, and what makes this one particularly special is the combination of an attractive front courtyard garden and a remarkably extensive rear lawned garden - something seldom found in the village where outside space is usually much more limited. The house itself offers generous accommodation but now requires significant modernisation, presenting the next owner with an excellent opportunity to carry out major improvements and transform it into a beautiful home in a location to be enjoyed for many years to come.

Stepping inside, the property opens with a welcoming Entrance Porch and Hallway leading through to 2 characterful Reception Rooms, both featuring sash windows and gas fires, one with a charming brick fireplace. The Kitchen is fitted with a range of eye and base level cabinets and drawers complemented by a double glazed window and roof light, and includes a De'Longhi cooker which is part of the sale. From here, a useful Utility Room provides additional space with plumbing for laundry appliances, along with a glazed door that opens onto the garden. The first floor offers 2 spacious Bedrooms, one to the front and one overlooking the rear, together with a Bathroom that includes a cabinet mounted wash hand basin, a WC, a small bath and a gas fired boiler for hot water. On the top floor, 3 further Bedrooms are found, with the fourth Bedroom being particularly generous in size and enjoying views over the rear garden, though some ceiling works will be required here.

The gardens are a real highlight of this home. To the rear, a lower courtyard area with an outside WC and storage shed leads up to an expansive enclosed lawn that stretches away behind the house, gently sloping upwards to a sunny patio area with additional space beyond - making it perfect for outdoor entertaining or simply enjoying the peaceful surroundings. To the front, a charming courtyard garden provides kerb appeal and a welcoming approach, opening directly onto Myrtle Street where the bustling heart of Appledore is just a short stroll away, with its variety of shops, restaurants, bars and historic quay.

Available with the distinct advantage of no onward chain, this property combines period character, impressive space and the rare benefit of substantial gardens in one of North Devon's most desirable coastal villages, making early viewing strongly advised to fully appreciate the potential it has to offer.

Agents Note

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. EPC Exempt.

Council Tax Band

C - Torridge District Council



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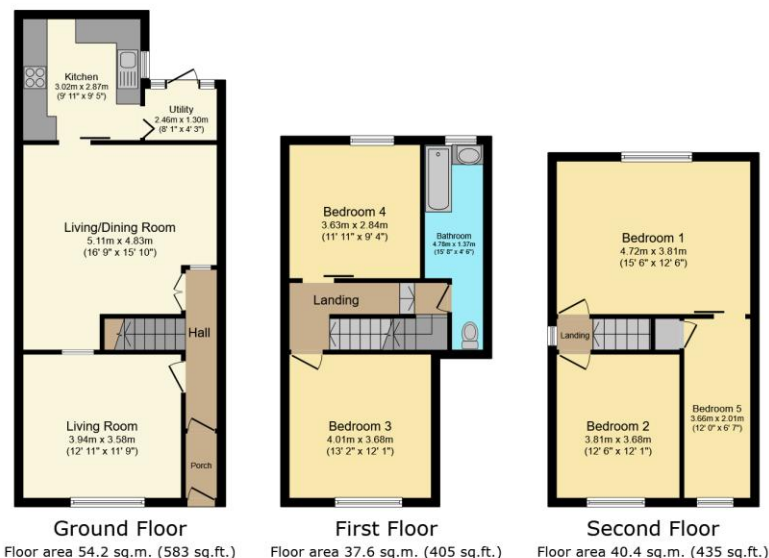
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Have a property to sell or let?

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.



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 travelling down Richmond Road and onto Myrtle Street to where number 13 will be found 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 & 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 able 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.

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