



Bond
Oxborough
Phillips

Changing Lifestyles

11 Pitt Hill
Appledore
Bideford
Devon
EX39 1PX

Asking Price: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

11 Pitt Hill, Appledore, Bideford, Devon, EX39 1PX

A SUBSTANTIAL RENOVATION PROJECT



- 3 Bedrooms + Annexe

- Currently in a very poor state but offering scale, outside space & parking

- Prospective buyers should expect to undertake significant work, both cosmetically & practically

- Adjoining Annexe, with its own front & rear access, requiring extensive structural renovation

- Opportunities of this scale, particularly with parking & a large garden, are increasingly scarce within central Appledore



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Offered to the market for the first time in many years, 11 Pitt Hill represents a substantial renovation project in the very heart of Appledore. This 3 Bedroom terraced home, together with its adjoining annexe, requires comprehensive refurbishment throughout. The property has been heavily hoarded and is currently in a very poor state, but it does offer scale, outside space, parking and the potential (once fully overhauled) to create something extremely worthwhile.

The main house is arranged with an Entrance Porch opening into the Hallway, leading through to a front Living Room with the staircase rising to the first floor. Beyond this is the Kitchen, which provides access to a rear courtyard. The property's Bathroom is located externally off this courtyard. Steps then lead up to a large, elevated rear garden, which includes a section of hardstanding accessed directly from the road, offering valuable off-street parking.

Upstairs, the main house provides 3 well-sized Bedrooms. All rooms, however, require full modernisation. Prospective buyers should expect to undertake significant work, both cosmetically and practically.

The adjoining Annexe, forming the end of the terrace with its own front and rear access, presents further scope for improvement but will require extensive structural renovation. In its current state, it is not habitable and will need a complete rebuild of key areas.

While the property is unquestionably in need of major attention, opportunities of this scale, particularly with parking and a large garden, are increasingly scarce within central Appledore. For those prepared for a full renovation, 11 Pitt Hill offers a sizeable footprint and the chance to reimagine both the main house and annexe to suit personal use or future income potential (subject to consents).

Council Tax Band

B - Torridge District Council

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.



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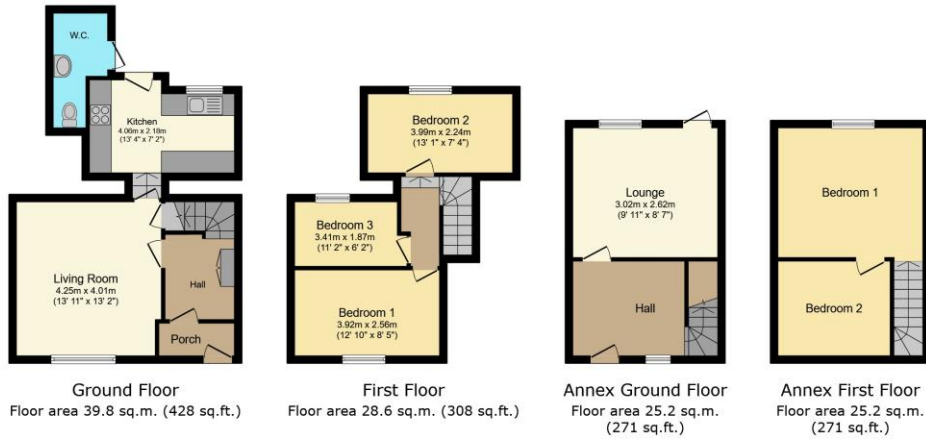
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Have a property to sell or let?

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.



Total floor area: 118.7 sq.m. (1,278 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



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 11 Pitt Hill at the left end of the terrace 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 & 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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