



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Docton Court  
2 Myrtle Street  
Appledore  
Bideford  
Devon  
EX39 1PH

**Asking Price: £550,000 Freehold**



Changing Lifestyles

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Docton Court, 2 Myrtle Street, Appledore, Bideford, Devon, EX39 1PH

A UNIQUE GRADE II\* LISTED MIXED RESIDENTIAL & COMMERCIAL PROPERTY



- 1 Bedroom & 2 mezzanine sleeping areas with potential to accommodate 6 people
- Large retail lock-up shop with Storeroom / Workshop
- Extensively renovated throughout in 2004 by current owners
  - Period features throughout
- Popular location just a stone's throw from Appledore Quay



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## Overview

Docton Court is a highly unique and exciting addition to the property market. The property being offered for sale is a Grade II\* building comprising a particularly spacious and beautifully presented First Floor apartment accommodating 6 people, with a commercial retail unit below.

Constructed in 1604 by Thomas Docton, it was a private Customs House under the 'Customs Farm' scheme set up under James I. No other purpose-built Customs building is believed to exist in Britain from this period, further establishing its 'unique' listing. The building was fully and sympathetically restored from a shell by the present owners in 2004. It still offers many original features including exposed roof beams, plaster mouldings and oak or slate floors throughout.

This will make a fine and comfortable home with the benefit of generating an ongoing income from the commercial part of the property. Given its prime Appledore location and once in a lifetime offering, an early viewing comes highly recommended.

## Ground Floor

The Ground Floor contains a retail lock-up shop, with its own WC, Kitchen, and Storeroom / Workshop.

The Courtyard in front of the building is under the same Freehold, which also contains a hidden drying area, log-store and space for recycling boxes.

The present owners will be vacating the shop (trading as Docton Court Gallery) at the end of Sept 2024. A new tenancy agreement is arranged for the shop, so the building is to be offered for sale with a 'sitting retail tenant' who will have a 5-year lease, containing a 2-year break clause, at an agreed rate of £500 pcm which commences 01 October 2024. The Courtyard has also been offered to the use of the new tenant.

## First Floor

The First Floor apartment is accessed via a covered staircase to the right of the building. This floor used to house the administrative offices for the Custom House, and contained granite fireplaces and moulded plaster friezes, all of which have been restored, and are part of the current configuration of the apartment. This truly is a grand space that needs to be seen to be fully appreciated. There is potential to develop it further as per detail in the agents note.

### The internal layout contains:

A large Living / Dining area with partly screened off Kitchen.

Mezzanine levels which overlook the living area, accessed by fixed ladders.

Large Master Bedroom with storage areas and built-in wardrobes.

Separate Shower Room, containing cupboard for washing machine and tumble dryer.

The mezzanine levels can be used for guest sleeping areas accommodating an additional 4 people and have brand new Velux roof lights installed.

Oak boarded floors throughout except for the Kitchen and Bathroom, which are slate.

All with south-facing windows and a side view to the river.

The roof was insulated to 2004 to building regulation standards.

The windows are mostly single glazed but have internal thermal shutters.

The granite fireplaces are usable and can be used for open fires in the winter months.

## Agents Note

Please note that Bedroom 2 currently has ladder access as does the additional mezzanine sleeping area.

**Council Tax Band** - First Floor Flat - A - Torridge District Council

Floorplan

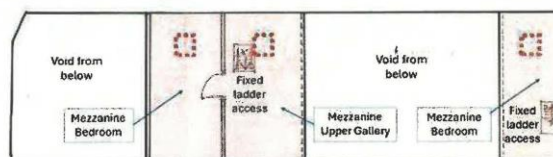
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**Ground Floor**

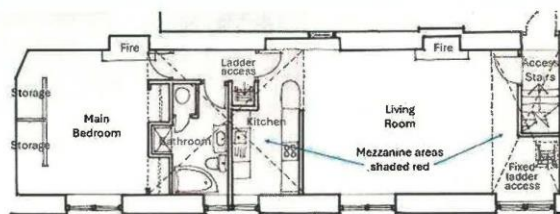
Retail Shop (not including side stairs) – 14.5m x 4.8m  
WC & Utility – 2.4m x 4.8m  
Workshop/Store – 3.4m x 5.4m  
Total = 99.5 sq.m. (1,070 sq ft.)

**First Floor**

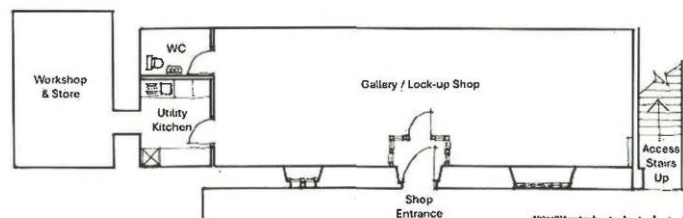
Living space (including staircase) – 18.3m x 4.95m  
Mezzanine levels – 5.2m x 4.9m and 2.4m x 4.9m  
Total = 127.8 sq.m. (1,376 sq ft.)



Mezzanine Levels



First Floor



Ground Floor



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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 travelling down Richmond Road and onto Marine Parade to where Docton Court will be situated on your left hand side clearly advertised.

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.

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

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## Have a property to sell or let?

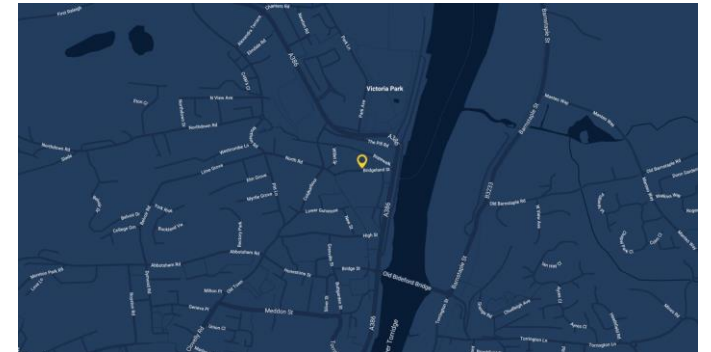
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
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Phillips Sales & Lettings on

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