



**Bee Cottage**  
2 Silver Street, Appledore, Bideford, Devon EX39 1PL

**Price Guide £292,000**



Superbly located in the heart of this historic former fishing village whilst occupying a tucked away and peaceful position, this is an opportunity to acquire a 2 bedroom plus attic room former fisherman's cottage boasting many attractive features and having been extended in recent times to provide a second reception room and a modern ground floor shower room in addition to a modern kitchen, living room beautiful fireplace, first floor en-suite cloakroom to bedroom 2 and a wash basin to bedroom 1. The sizable south facing mature garden with summer house is a particular feature boasting the distinct advantage of a rear gate allowing easy pedestrian access on to Marine Parade where unrestricted on-street parking is available. This property is considered to appeal equally as a full-time permanent residence or ideal holiday home.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of amenities including mini Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.

### Outside

There is a beautiful, mature garden to the rear of the cottage which is south facing and private and offers an idyllic retreat for relaxing and alfresco dining. Steps lead up from the rear of the property to the lawn which is bordered by well-stocked flower beds and a path leads to the end of the garden where there is a pretty timber summer house. Beyond the summer house is a gate allowing easy access on to Marine Parade where unrestricted on-street parking is available.

### Services

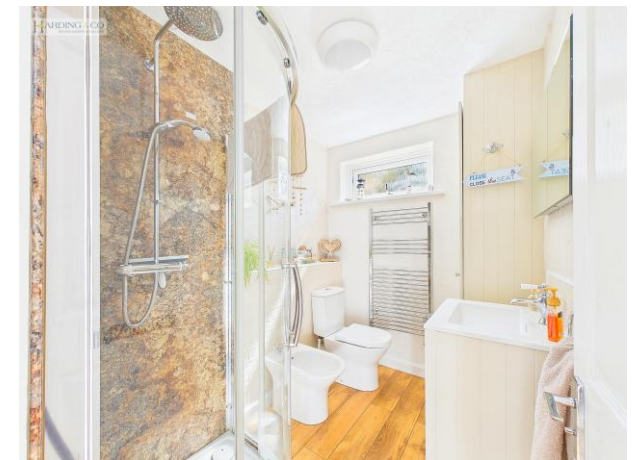
All main services connected. Gas central heating

**Council Tax Band: B**

**Energy Performance Certificate: C**

### Directions

From Bideford proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore. Follow this road into the Village parking near to the antiques shop on Marine Parade. Proceed on foot along the pathway next to the antiques shop hand and follow the path around to the right into Silver Street where the property will be found on the right hand side with the name and number plaques clearly displayed.





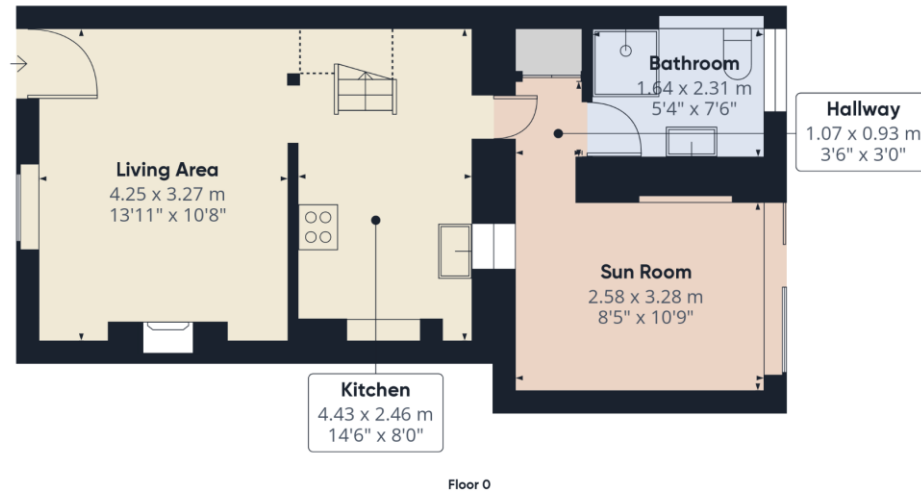
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Approximate total area<sup>(1)</sup>

61.95 m<sup>2</sup>

666.82 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

8.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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