



Myrtle Cottage  
7 Myrtle St, Appledore, Devon EX39 1PH

Price Guide £849,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS



An historic Grade II listed 4/6 bedroom house with a useful adjoining cottage which provides additional accommodation to the main house or can be used independently for holiday letting or as an annexe. The house offers spacious and versatile accommodation brimming with original character features such as beamed ceilings and inglenook fireplaces and occupies a central and prominent position within this popular village. Additionally there is the distinct advantage of a good-sized walled garden, a private driveway with ample off road parking for a number of vehicles and a boat or caravan and a double garage, which are features rare to find in Appledore. An internal inspection is strongly recommended. No onward chain.

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.

### **Gabled Reception Porch**

With part panelled entrance door and Georgian style windows.

### **Sitting Room**

**19' 7" (5.97m) x 17' (5.18m)**

A spacious room with natural stone open fireplace with slate hearth, attractive arched storage alcoves, TV and telephone point. Exposed natural stonework to one wall, night storage radiator, beamed ceiling, 3 windows, 2 of which have window seats enjoying views of the front gardens. Door to sitting room of Gannets Cottage.

### **Dining Room**

**17' (5.18m) x 14' 6" (4.42m)**

Inglenook stone fireplace and slate hearth housing wood burning stove, open tread staircase to first floor, night storage heater, beamed ceiling.

### **Kitchen**

**12' 6" (3.81m) x 12' 0" (3.66m)**

Triple aspect room enjoying views down over the garden and fitted with an extensive range of wall and base units with one and a half bowl sink unit. Roll edge work surfaces with tiled splashback, integrated 4 ring gas hob and electric oven, plumbing for dishwasher. Dado rails, ceramic floor, access to loft space.

### **Utility Room**

**13" (3.96m) x 3' 2" (0.97m)**

Plumbing for washing machine, beamed ceiling.

### **Cloakroom**

Ivory suite with gold effect fittings comprising low level WC and pedestal wash hand basin. Electric shaver point and light, night storage heater, beamed ceiling, extractor fan.

### **Spacious First Floor Landing**

Large picture window and 2 Velux windows. Victorian style fireplace with cast iron insert and polished timber surround, built in storage cupboard, night storage radiator, access to loft space.

### **Bedroom 1**

**13' 4" (4.06m) x 12' 6" (3.81m)**

Secondary double glazed window. Vanity sink unit with tiled splashback. Fitted double wardrobe with pine doors. Night storage radiator. Wall lights.

### **Bedroom 2**

**13' (3.96m) x 11' 6" (3.51m)**

Secondary double glazed window enjoying views of the garden. Night storage heater. Built in storage cupboard. Exposed timber flooring.

### **Bedroom 3**

**12' 1" (3.68m) x 11' 7" (3.53m)**

Secondary double glazed window with built-in window seat. Night storage radiator. Exposed beams. Wall lights.

### **Bedroom 4**

**9' 2" (2.79m) x 10' 3" (3.13m)**

Night storage radiator, door with access to main landing. Polished timber flooring.

### **Family Bathroom**

**12' 10" (3.92m) x 9' 8" (2.95m)**

White four piece suite comprising modern panelled bath with tiled surround, double shower cubicle, pedestal wash hand basin and low level WC. Airing cupboard. Night storage heater. Heated towel rail. Extractor fan, downlighting, exposed beams.

### **Annexe**





### Entrance Lobby

Upvc door. Pine-clad ceiling.

### Kitchen

**8' 0" (2.44m) x 6' 12" (2.13m)**

Equipped with a range of wall and base units and roll top work surfaces with inset single drainer sink unit. Tiled splashback. Integrated 4 ring gas hob, electric oven and extractor fan, tongue and groove ceiling.

### Rear Lobby

#### Shower Room

White suite comprising modern double width shower and sliding screen, pedestal wash hand basin, low level WC, chrome heated towel ladder, part tiled walls.

### Living/Dining Room

**16' 6" (5.03m) x 10' 0" (3.05m) max**

Double aspect room with feature fireplace incorporating a TV plinth housing wood burning stove. Door concealing staircase to first floor. Understairs cupboard, TV point, walk in storage cupboard, beamed ceiling, door giving access to Myrtle Cottage.

### First Floor Landing

Door concealing staircase to second floor. Polished timber flooring. Access to bedroom 4 of the main house.

### Bedroom 5

**12' 7" (3.84m) x 12' 0" (3.66m)**

An impressive double aspect room with views across the River Torridge to Instow in the distance. Night storage heater, exposed 'A' frame and beams, useful eaves storage cupboards. Door to balcony.

### Bedroom 6

**25' (7.62m) overall x 9'3" (2.82)**







Large velux window with built-in seat providing views across the River Torridge to Instow in the distance. Night storage heater. Exposed 'A' frame and beams, useful eaves storage cupboards and curtain fronted wardrobes.

### **Outside**

To the front of the property is a south facing private patio complemented by well-stocked flower and shrub borders and beds. Along the side is a level lawned garden bounded by natural stone wall and boasting a variety of maturing shrubs and flowers. There is a large gravelled driveway and turning area providing off road parking for a number of vehicles and storage for boat or caravan.

**Detached Double Garage**  
22' (6.71m) x 15'6" (4.72m)

**Services:** Mains electric, water.

**Council Tax Banding:** Currently business rated – formerly Band F.

**Directions:** As you enter the village from Richmond Hill, proceed past Odun Road on the left into Myrtle Street and as you reach the bottom of the hill Newquay Street and Richmond Dock will be found on the right hand side, and Myrtle Cottage will be found opposite on the left hand side.











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.

**t:** 01237 476544

**f:** 01237 422722

**e:** [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)





