



6 Pitt Hill  
Appledore, Bideford, Devon EX39 1PX

Price Guide £359,950

An attractive 3 bedroom (1 en-suite) Grade 2 listed cottage, in a slightly elevated position, close to the centre of this popular seaside village, with all bedrooms benefitting from estuary views to the front. The recently refurbished accommodation over 3 floors, is extremely well presented, successfully blending character with modern day standards. The accommodation briefly comprises: hall, sitting room, dining room, re-fitted modern kitchen, 3 beds (en-suite shower room to bed 1), large family bathroom, gas CH, sunny rear courtyard garden, on street parking outside. NO CHAIN EPC-exempt

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing 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 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.



## The accommodation comprises:

**Entrance Porch** door to:

**Entrance Hall** stairs to 1<sup>st</sup> floor

**Sitting Room 14' x 12'7 (4.27m x 3.84m)** feature fireplace, ornate ceiling plaster mould.

**Dining Room 12'3 x 8'7 (3.73m x 2.62m)** understairs cupboard.

**Kitchen 9'2 x 7'9 (2.79m x 2.36m)** with a range of wood trimmed base & wall units, door to outside.

### First Floor

**Bedroom 2 14'8 x 8'5 (4.47m x 2.57m)** 2 double wardrobe cupboards, views towards the estuary.

**Bedroom 3 10'9 x 6' (3.28m x 1.83m)** built in wardrobe cupboard, views towards the estuary.

**Family Bathroom** White suite with shower, bath, pedestal wash hand basin and low flush WC.

### Second Floor

**Bedroom 1 12'2 x 10'9 max (3.71m x 3.28m)**, cupboard, corner wash hand basin, views over the estuary

**En-Suite Shower Room** with shower and WC

### Outside

**Small enclosed front garden** with low wall and railings. On road parking.

**Pretty courtyard garden** to the rear on two levels with high white washed wall and enjoying a sunny aspect and privacy.

### Services

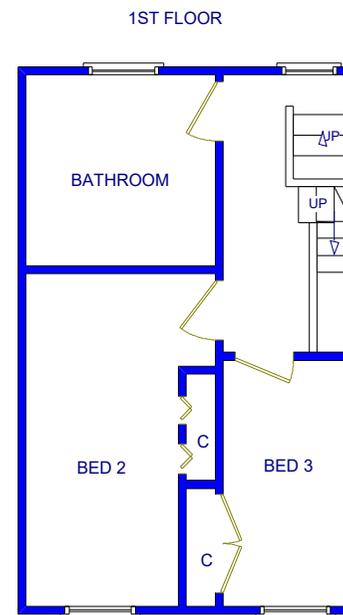
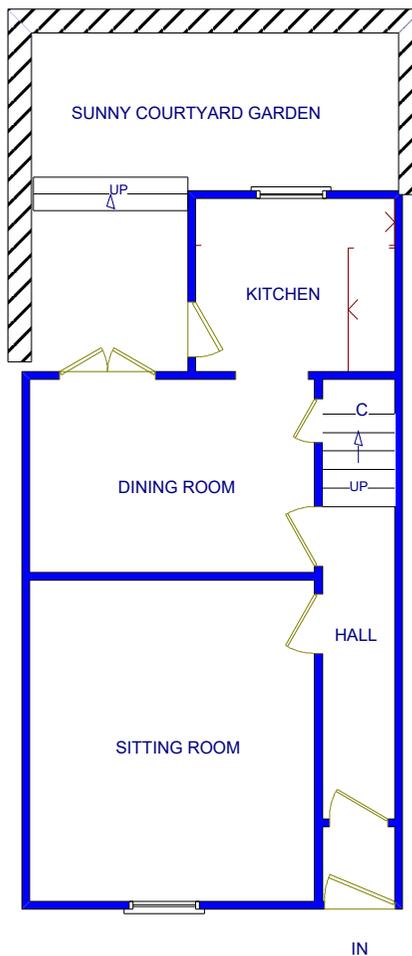
All mains services connected.

**Energy Performance Rating:** Exempt  
**Council Tax Band:** B

### Directions

From Bideford Quay proceed towards Northam passing over the A39 roundabout. Past the Durrant House Hotel, Take the next turning right into Churchill Way, signposted Appledore. Continue along this road and upon reaching Richmond Road continue down the hill passing the telephone box on the right-hand side and taking the next turning right into Pitt Hill. No 6 can be found on the right as you up the hill marked by a Harding & Co for sale board.





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