



Docton Court , 2 Myrtle St
Appledore, Devon EX39 1PH

Price Guide: £399,950

HARDING & CO
ESTATE AGENTS & VALUERS

An historic Custom House conversion (Grade II* listed) in the heart of the village, offering a mix of residential 1st floor accommodation and a ground floor shop premises, which produces a useful instant income of £500.00 PCM, on a 5 year lease from Oct 2024 with a 2 yr break clause. The whole property oozes period charm and offers spacious vaulted living space with mezzanine floors which can be utilised in many ways depending on ones needs. The ground floor shop space could be converted into extra residential accommodation, subject to PP, although the current owner has had positive and encouraging discussions already with the planners. Council tax A (1st floor)

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

The property benefits from street parking outside to the front and being within a level walking distance of the village centre and the quay. There is a pretty sunny courtyard space to the front of the property with public right of way to the shop within Docton Court.

Mains gas (including underfloor central heating), water, electricity & drainage

EPC: Exempt

Council Tax Band: A

Property History

Docton Court, which is of significant historic interest, has been lovingly preserved by the vendor, a local historian who has taken great care in detailing the property's past with a printed book which any new custodian will inherit. Offering a remarkable insight into this property.

The property offers the potential to add further residential accommodation by incorporating the ground floor shop area (subject to planning), Our client has had a discussion with the local planning office, and our client informs us that change of use is likely to be approved.

Directions

From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right towards Appledore into Churchill Way, continue along this road downhill and into the village. Docton Court will be found on the left-hand side just before bearing left along the Quay.





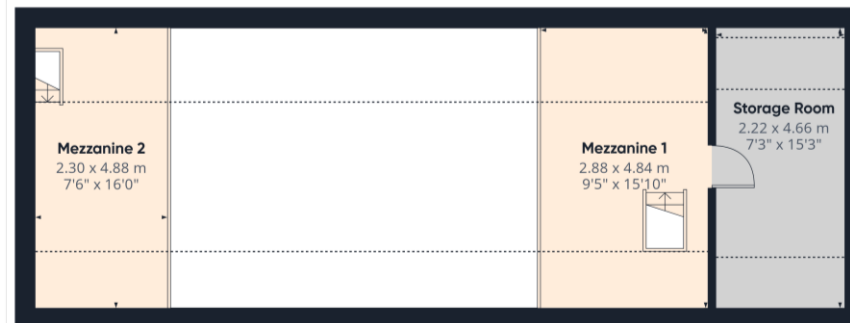
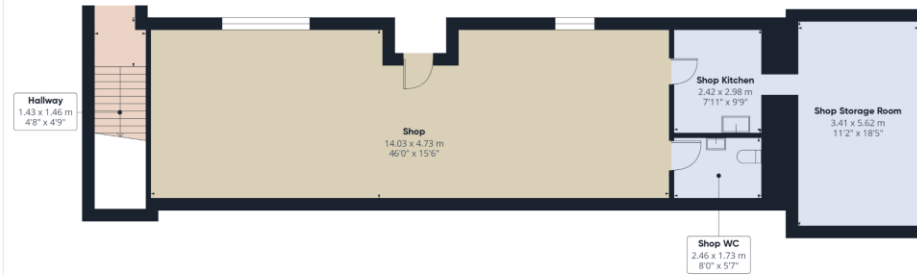
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Approximate total area⁽¹⁾

214 m²

2304 ft²

Reduced headroom

15.2 m²

164 ft²



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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