

Torrige House  
19 Bude Street, Appledore, Bideford, Devon EX39 1PS

Price Guide: £699,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A stunning five bedroomed double fronted period house situated in an idyllic setting in the heart of Appledore. Positioned just meters from the vibrant quayside, independent shops, galleries, restaurants and traditional pubs, this fantastic property offers a unique opportunity to embrace life on the north Devon coast.

Unfolding over three spacious storeys, this elegant Georgian Grade II listed home offers a wealth of period features including sash windows, panelling, original floorboards, and fireplaces throughout. The ground floor is arranged as an inviting reception hall which leads to a gracious, formal reception room whilst spanning the rear of the plan is an expansive open plan kitchen, dining room and further reception where light floods the space from the bespoke orangery roof and double doors frame views of lush greenery beyond. A sweeping staircase from the reception hall rises to the upper floors where there are five double bedrooms served by four bathrooms.

The secluded rear garden is a simply spectacular, nature-lovers' paradise with a pathway leading through areas of picture-perfect secret garden featuring peaceful seating areas and ponds and opening into a generous expanse of lawn to the rear, bordered by mature shrubs and trees.

Set in a sought-after location in this desirable seaside village this fantastic property offers a piece of Appledore's history and is not one to be missed...

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. Westward Ho! is nearby, 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.

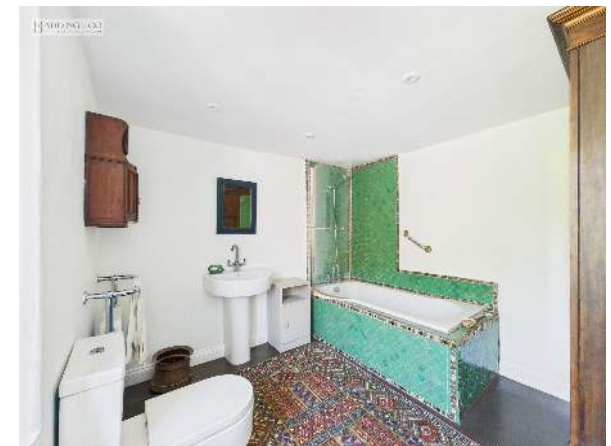
**Services:** All mains' services connected including full gas central heating.

**Energy Performance Certificate:** D

**Council Tax Banding:** D

#### 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 toward Appledore into Churchill Way, continue along this road into the village. Take a left hand turn into Odun Road and park in the car park on the right. Proceed on foot to the top of Bude Street, the property is located as a short way down on the left-hand side.









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.



Floor 0



Floor 1



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

201.3 m<sup>2</sup>

2162 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are



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.



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