

3 Odun Place

Appledore, Bideford, Devon EX39 1QP

Guide Price

£895,000



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A Beautiful Four-Bedroom Detached House In The Heart Of Appledore

3 Odun Place, Appledore, Bideford, EX39 1QP



Occupying an elevated position in one of Appledore's desirable residential settings and offered to the market with no onward chain, 3 Odun Place is an impressive four-bedroom detached home distinguished by its generous proportions, versatile reverse-level design and far-reaching views across the Torridge Estuary and surrounding countryside.

The principal first-floor living accommodation has been thoughtfully arranged to take full advantage of the outlook. An elegant lounge & master bedroom open onto a balcony, creating an exceptional space from which to relax and enjoy the changing landscape.

Three further bedrooms are arranged on the ground floor alongside a family bathroom and separate shower room. A study/reception room, utility, extensive storage, double garage and generous driveway add considerable practicality, while the established rear garden offers a broad paved terrace and an extensive lawn bordered by mature planting.

Combining spacious accommodation, excellent parking and estuary views, this exceptional detached home is ideally suited to family living, multigenerational households or buyers seeking a refined coastal residence close to the heart of Appledore.

The property opens into a welcoming central entrance hall, which introduces the generous scale of the ground-floor accommodation.

Bedrooms two and three are spacious double rooms with attractive bay windows, while bedroom four also benefits from a fitted wardrobe providing flexible accommodation and could equally serve as a guest bedroom or additional home office.

A family bathroom and separate shower room provide excellent facilities for guests and family life. There is also a useful study/reception room, well suited to home working or use as a snug, together with a practical utility room, built-in storage and internal access to the double garage.

Stairs rise to the first floor, where the principal living spaces have been positioned to take full advantage of the elevated outlook. The generous lounge features a focal fireplace and glazed doors opening onto the balcony, framing wonderful views across the estuary and surrounding area.

Glazed double doors connect the lounge with the impressive kitchen/diner. This substantial room is fitted with an extensive range of classically styled cabinetry, generous work surfaces, integrated appliances and a range-style cooker. There is ample space for a large dining table, while French doors provide direct access to the rear garden.

The principal bedroom suite is also situated on the first floor and offers excellent proportions, a fitted wardrobe and private en-suite bathroom. Glazed doors open onto the balcony, allowing the room to enjoy the same captivating estuary outlook. A separate cloakroom completes this level.

Outside, a broad block-paved driveway provides ample parking and access to the integral double garage. The attractive front garden incorporates lawn, gravelled beds and established planting.

To the rear is a generous enclosed garden with a broad paved terrace ideal for outdoor dining. Beyond lies an expansive lawn, bordered by mature trees, hedging and established shrubs.

Agent's Note: Please note that the property cannot be used for holiday letting purposes. It is, however, ideally suited for use as a main residence or a second home.

Ground Floor

Entrance Hallway

Bedroom Two 4.53 x 3.41
(14'10" x 11'2")

Jack & Jill Bathroom

Bedroom Four 4.56 x 3.42
(14'11" x 11'2")

Bedroom Three 3.41 x 4.5
(11'2" x 14'9")

Ensuite

Study/Reception Room 4.51 x 3.01
(14'9" x 9'10")

Utility 2.18 x 2.70 (7'1" x 8'10")

First Floor

Bedroom One 3.40 x 4.52
(11'1" x 14'9")

Ensuite

Lounge 4.49 x 5.86 (14'8" x 19'2")

Dining Room 4.46 x 3.49 (14'7" x 11'5")

Kitchen 3.42 x 6.79 (11'2" x 22'3")

WC

Garage 5.79 x 6.04 (18'11" x 19'9")





Situation

3 Odun Place occupies an elevated residential position in Appledore, enjoying attractive views across the village, the Torridge Estuary and the rolling countryside beyond. The setting offers an appealing sense of privacy while remaining conveniently placed for the village's historic quayside and excellent range of amenities.

Appledore is one of North Devon's most admired coastal villages, celebrated for its rich maritime heritage, colourful cottages and atmospheric network of narrow streets. The bustling quayside remains at the heart of village life, with fishing boats, sailing craft and visiting vessels providing an ever-changing backdrop. From here, delightful views extend across the estuary towards Instow and the surrounding countryside.

The village has a strong community spirit and a thriving creative identity, with a varied selection of independent shops, cafés, galleries, restaurants and traditional pubs. Scenic walks can be enjoyed along the waterfront and coast, while the area provides numerous opportunities for sailing, kayaking and other water-based pursuits.

The nearby village of Northam caters for a broader range of everyday requirements, while the popular resort of Westward Ho! is renowned for its long sandy beach, dramatic pebble ridge and excellent surfing conditions. Adjoining the beach is Northam Burrows Country Park, an impressive expanse of grassland, dunes and saltmarsh that provides wonderful opportunities for walking and wildlife watching. The historic Royal North Devon Golf Club is also close at hand.

The port town of Bideford offers a wider selection of shops, supermarkets, schooling and leisure facilities, while Barnstaple, North Devon's principal regional centre, provides an extensive range of commercial amenities and transport links. The location therefore combines the character and lifestyle of a sought-after coastal village with convenient access to the wider attractions and facilities of North Devon.

DIRECTIONS

From our office, proceed along the quay towards Appledore. At the roundabout go straight over towards Westward Ho!/Appledore. Pass the Durrant Hotel and turn right towards Appledore. Upon entering the village, proceed down the hill and turn left into Odun Road. Just past the Maritime Museum, turn left into Odun Place. Number 4 is at the top of the development.

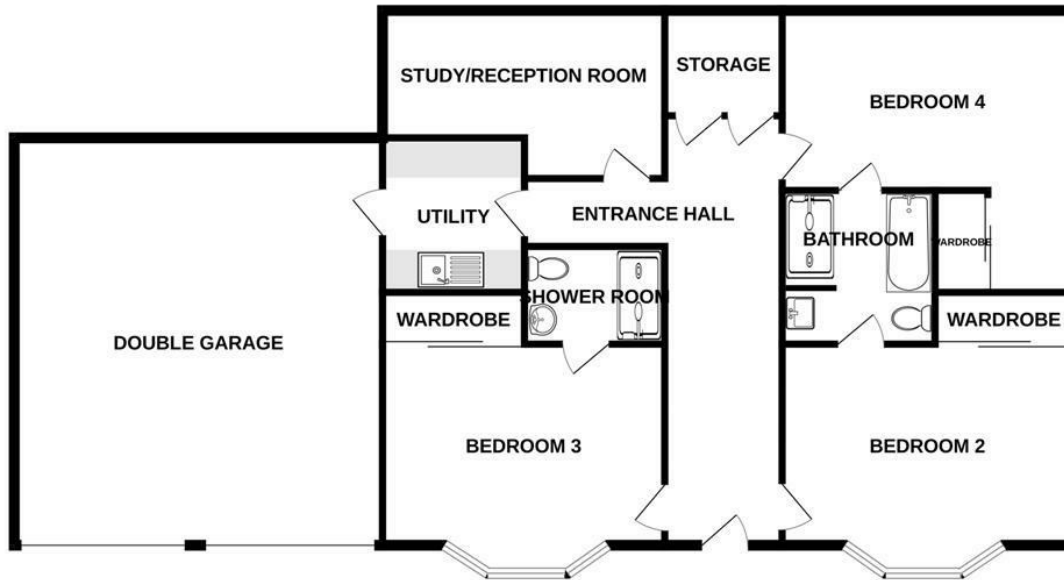


VIEWING

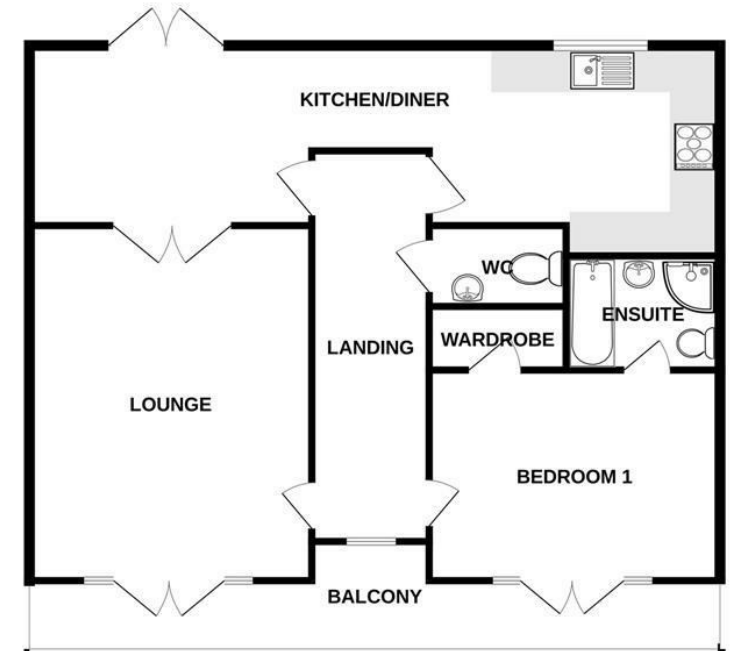
By appointment
through
Phillips, Smith & Dunn
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01237 879797



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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