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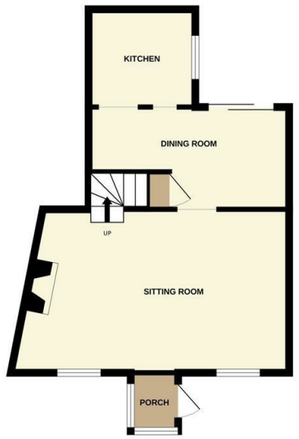
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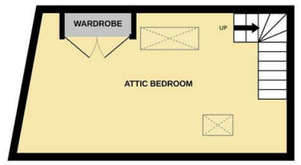
GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

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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Directions

From Bideford quay front, depart in a northerly direction, as though out of the town, whereby at Heywood Roundabout proceed straight across, passing the Durrant House Hotel on your right, and after passing the speed camera on your left, turn right signed Appledore. Follow this road into the village, passing the school sign on your right, after which turn right into Pitt Hill, where number 8 is located on your right, and is identified by a for sale board.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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A Cosy Character Cottage

8 Pitt Hill, Appledore, Bideford, EX39 1PX

Guide Price

£275,000

- Period Terraced Cottage
- 4 Bedrooms
- Unrestricted On Road Parking
- Grade II Listed
- Gas Central Heating
- Generous Rear Garden
- Estuary Views
- Character Features
- No Onward Sales Chain!!





Overview

8 Pitt Hill is a Grade II Listed period mid terraced cottage with accommodation on 3 storeys, set affording pleasant views from the front elevation across the River Torridge, to the estuary village of Instow. The gas centrally heated accommodation has a wealth of charm and character, and provides adaptable living space, set within walking distance of Appledore quay front, and the village amenities. Available to the market vacant, with no onward sales chain, your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides an entrance porch with a tiled floor, opening to a front facing sitting room with a full height stone faced fireplace, beamed ceiling, and a window seat from where to enjoy the estuary view, beyond which is a dining room with a storage cupboard, and patio doors to the rear garden, and open access to the kitchen, with ample storage, an integral oven and hob, and additional appliance space. From the lounge, a staircase leads to the first floor, where there are 3 bedrooms and a bathroom. A staircase then leads up to an attic bedroom, with exposed 'A' frames, eaves storage, and Velux windows affording delightful estuary views.

Appledore is a former fishing village, situated on the banks of the River Torridge, and is well regarded for its quaint narrow streets, and former Fishermans cottages. Appledore itself houses a good selection of local amenities including a range of shops, various eateries and pubs, Appledore Shipbuilders, schooling and places of worship, most of which are located just a short walk away from 8 Pitt Hill. Nearby is the working port and town of Bideford, housing a wider range of facilities, Westward Ho!, a popular coastal resort with its long sandy Blue Flag beach and pebble ridge is just a few minutes away by car. Barnstaple, North Devons Regional Centre housing the areas main shopping, business and commercial venues is approximately 30 minutes driving distance away along the A39.

Services
All Mains Services Available

Council Tax band
B

EPC Rating
C

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Outside

To the front of the property is a small fore garden, ideal for pots, tubs etc. Unrestricted on road parking is available to the front, and in the vicinity. The rear garden is fully enclosed, with paved and lawned areas, and a garden store.



Room list:

Entrance Porch

Sitting Room
6.48m maximum x 3.84m (21'3" maximum x 12'7")

Dining Room
4.65m maximum x 2.36m maximum (15'3" maximum x 7'9" maximum)

Kitchen
2.49m x 2.26m (8'2" x 7'5")

Bedroom 1
4.19m maximum x 3.61m (13'9" maximum x 11'10")

Bedroom 2
3.35m maximum x 2.59m maximum (11' maximum x 8'6" maximum)

Bedroom 3
2.21m x 2.13m (7'3" x 7')

Bathroom

Attic Bedroom
6.71m x 2.79m (22' x 9'2")