

Myrtle Cottage, ., Myrtle Street, Appledore, EX39 1PH

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants



BRITISH
PROPERTY
AWARDS
2017

GOLD WINNER
ESTATE AGENT
IN BARNSTAPLE



Myrtle Cottage, ., Myrtle Street, Appledore, EX39 1PH Guide £849,950

Situated within a prime position in the heart of this highly sought after and historic former fishing village and within short level walking distance of the Quayside and village amenities, this is a rare opportunity to buy a fantastic period residence.

Having origins dating back to the 16th Century and originally comprising of two separate properties, Myrtle Cottage is currently arranged as a particularly spacious 5/6 Bedroom home, yet offers the potential to revert back to two separate properties to provide a comfortable home with a separate Annexe / lucrative holiday cottage. There is a vast wealth of original features including beamed ceilings, doors and stone inglenook fireplaces. The property also benefits from attractive and enclosed gardens together with a large private driveway providing ample off-road parking for a number of vehicles, boat / caravan together with a Double Garage. Being offered on the open market with no onward chain.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of amenities for its inhabitants including mini supermarket, butcher, post office, school, library, places of worship, a selection of galleries and craft shops together with many pubs/restaurants. Other nearby villages include Northam, with its 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, approximately 12 miles distant, and beyond to the national motorway network.

Myrtle Cottage, ., Myrtle Street, Appledore, EX39 1PH

Individual Detached Cottage

Prime Appledore Location

Previously Two Properties

Character Features

Spacious and Flexible Accommodation

Double Garage and Off Road Parking

Short Level Stroll to Quayside and Shops

Two Reception Rooms

Large Fitted Kitchen

Five/Six Bedrooms

Annexe with Separate Entrance

Loft Room

Ground Floor

Gabled Reception Porch

Part panelled entrance door, Georgian style windows.

Sitting Room

5.98m x 5.18m (19' 7" x 17')

Dining Room

5.18m x 4.42m (17' x 14' 6")

Kitchen/Breakfast Room

3.81m x 3.66m (12' 6" x 12')

Utility Room

3.96m x 0.97m (13' x 3' 2")

Cloakroom

First Floor

Landing

Large picture window, two Velux windows, Victorian style fireplace, access to loft space.

Bedroom One

4.06m x 3.81m (13' 4" x 12' 6")

Bedroom Two

3.96m x 3.51m (13' x 11' 6")

Bedroom Three

3.68m x 3.53m (12' 1" x 11' 7")

Family Bathroom

Spacious family bathroom with 4 piece suite.

Adjoining Cottage/Annexe

Entrance lobby with separate entrance door.

Annexe Kitchen

2.44m x 2.13m (8' x 7')

Rear Lobby

Annexe Bathroom

Annexe Living Room

5.05m x 3.05m (16' 7" x 10') 5.05m x 3.05m (16' 7" x 10')

Double aspect room.

First Floor Landing

Door concealing staircase to second floor.

Bedroom Four

3.84m x 3.66m (12' 7" x 12')

Superb double aspect room, French door leading onto balcony.

Bedroom Five

3.05m x 2.90m (10' x 9' 6")

Door providing access onto main landing.

Second Floor

Attic Room/Bedroom Six

7.62m (Max) x 2.82m (Max) (25' x 9' 3")

Outside

To the front of the cottage is a south facing patio area, along with attractive borders. To the side is a level lawned garden area with natural stone wall. There are a wide array of shrubs and flowers. A rare attraction for a property in Appledore, is the large gravelled driveway and off road parking area

several vehicles. There is also an ideal space to store a boat or caravan.

Along with the parking is a detached Garage. 6.71m x 4.72m.

Property Facts

Vendors Status. No chain.

Age of Property. 16th Century.

Nearest Primary School. Appledore.

Nearest Secondary School. Bideford.

Nearest Medical Centre. Northam.

Westward Ho! 2 Miles.

Bideford. 3 Miles.

Barnstaple. Approx. 12 Miles.

Appledore Ferry Landing. 0.2 Miles.

SERVICES

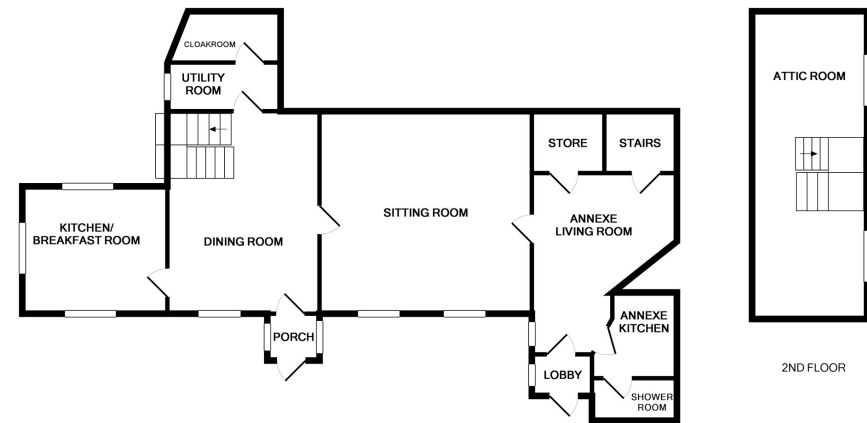
Mains Connected. Electric, Gas and Water.

Council Tax Band. D.

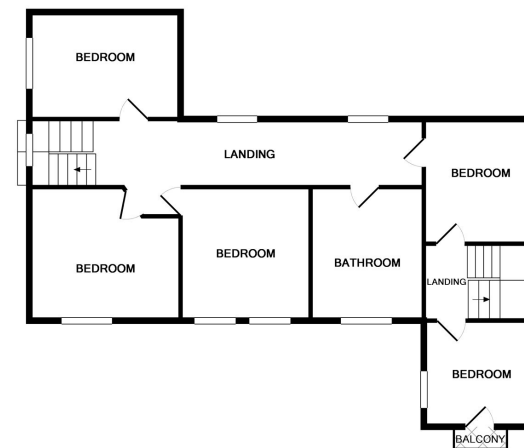
DIRECTIONS

After entering Appledore, continue along Myrtle Street and the property can be found easily, on the left hand side of the road.

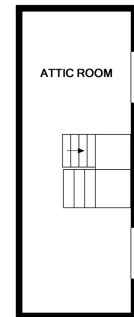
At John Smale & Co we don't just sell houses! ... Contact us now for information on all of our other services including Residential and Commercial Lettings, Property Management, Commercial Property Sales, Probate Valuations, Independent Financial Advice, Energy Performance Certificate's, Auctions and New Homes.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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 contents shown are included in the sale.



