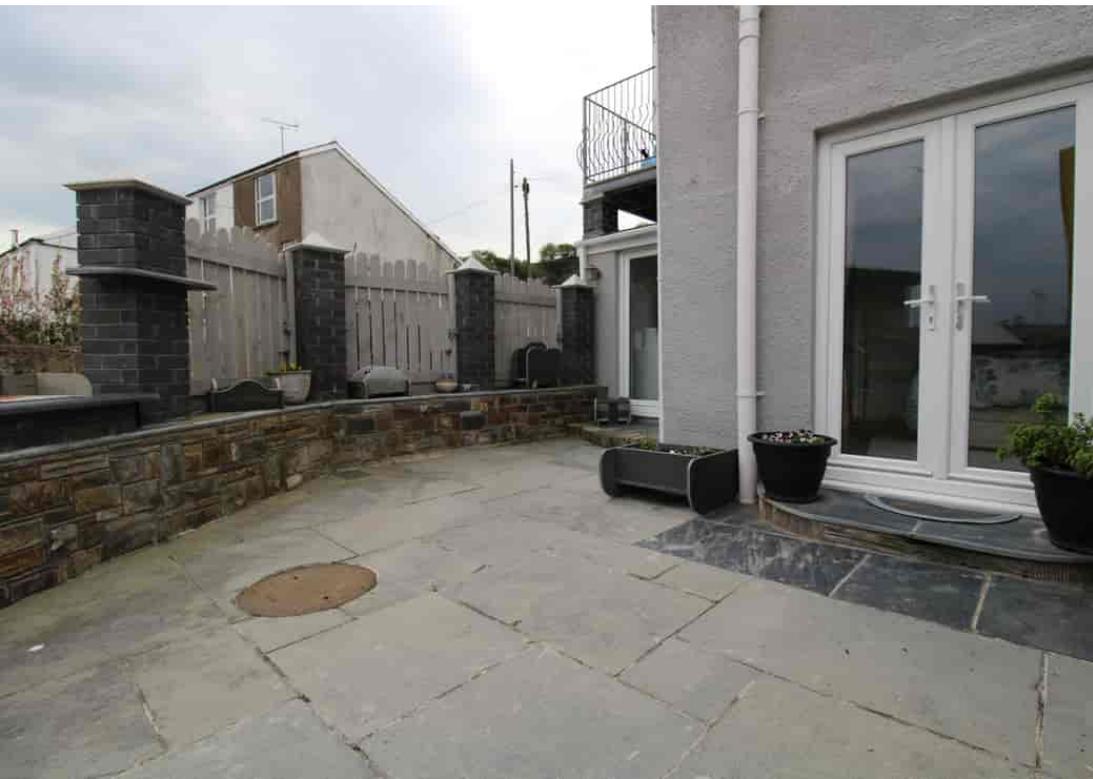




Shoreside, 2, Hubbastone Road, Appledore, Bideford, Devon, EX39 1LZ





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Guide Price £500,000

A LOO WITH A VIEW! Ever wanted to relax in a freestanding oval bath while gazing through an arched window at the sailing boats on the river beyond? This truly unique property boasts some of the best views in the highly sought after village of Appledore - even from the bathroom!

Enjoying direct water views from every room to the rear of the property, this beautifully presented waterside house in Appledore would make an amazing holiday home, holiday rental or main residence.

Being only a short walk from the delightful Appledore quayside it would form the perfect base for exploring all that this quaint fishing village has to offer, and being adjacent to the Harland & Wolff slipway, there's the chance to get up close and personal with a variety of ships, up to and exceeding 100 tons - a boat lovers dream! This stunning house has been a labour of love for the outgoing seller, who is reluctantly leaving the home he completely rebuilt seven years ago, including the addition of two balconies to enjoy the stunning views! Having been granted planning permission to trade as a boutique B&B (although the owner has never exercised this right) and with the layout offering the potential to divide into two maisonettes (STPP) this truly unique property is worthy of immediate inspection to realise your waterside dream!

# Shoreside, 2, Hubbastone Road, Appledore, Bideford, Devon, EX39 1LZ

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Stunning Waterside Location  
Views from Three of the Four Bedrooms - and Bathroom!  
Completely Re-Built 7 Years Ago  
2 Balconies with River Views  
Short Distance from Appledore Quay  
Adjacent Slipway Providing Great Boat Spotting Opportunities  
Planning Permission Granted To Use As 5 Star B and B  
Potential to become 2 Maisonettes (STPP)  
No Onward Chain



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## Front Door to Entrance Hall

### Lounge

13' 1" x 12' 2" (3.99m x 3.71m) With woodburner.

### Kitchen / Breakfast Room

12' 10" x 11' 1" (3.91m x 3.38m)

### Utility Area

### Ground Floor Bedroom

11' 1" x 8' 4" (3.38m x 2.54m)

### Bathroom

## Stairs To First Floor Landing

### Bedroom

16' 6" x 12' 4" (5.03m x 3.76m)

### Bedroom

12' 7" x 11' 6" (3.84m x 3.51m)

### Balcony

### Family Bathroom

## Stairs To Second Floor

## Bedroom

16' 6" x 12' 4" (5.03m x 3.76m) With Eaves Storage

### En-Suite Shower Room

7' 4" x 5' 6" (2.24m x 1.68m)

### Balcony

## Outside

To the rear of the property, there is a low maintenance, walled courtyard garden area with a built-in barbeque. The property enjoys fantastic river views.

## SERVICES

Services: Electricity. Mains Drainage. Mains Water.

Council Tax Band: A

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: TBC.

## DIRECTIONS

From Barnstaple take the A39 towards Bude and on reaching the Heywood roundabout turn right for Northam/Appledore/Westward Ho! Follow this road then take the 3rd right turning signed Appledore and follow this road, passing the left hand bend at Bloody Corner and take the right hand turn into Wooda Road. Follow this road passing the Harland & Wolff shipyard entrance as it leads into Hubbastone Road where Shore View will be seen on the right

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