



Mauna Loa

Pitt Lane, Appledore, Bideford, Devon EX39 1QB

Price Guide £450,000

HARDING & CO
ESTATE AGENTS & VALUERS

A well located 3 bedroom (2 en-suite) chalet style house extended and updated in recent years to provide well presented and spacious accommodation, set in a generous private garden with plenty of parking space. From the 1st floor windows views over the estuary and ocean can be enjoyed. The village centre is within a short walk down Pitt Hill where there are local shops, restaurants, pubs etc which cater for day to day needs. Reception hall, living room, conservatory, kitchen/diner, g/f bathroom and utility, 2 g/f bedrooms (one with dressing room & en-suite) 1st floor bedroom with en-suite, garage, gas CH, uPVC DG, lovely gardens.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket with delicatessen and sub Post Office, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks and Westward Ho! with its long sandy beach and championship Golf Course.



Entrance Door to

Entrance Lobby

Tiled floor. Further glazed door to

Reception Hall

Karndean flooring. Radiator. Coving. Stairs rising to first floor. Wall light points.

Living Room

4.67m x 3.83m (15'4" x 11'9")

A lovely well shaped room with fireplace. Feature angular window. Radiator. Coving. Wall light points. Double doors opening to

Conservatory

4.9m x 3.33m (14' x 10'8")

UPVC construction with polycarbonate roof. Double doors to garden. Laminated floor.

Kitchen/Diner

6.63m x 3.02m (21' x 10')

Lovely well fitted room with bi-fold doors opening to rear patio. Kitchen units comprising cream fronts with stainless steel handles. Roll edge worksurfaces over. Base and wall storage cupboards. Integrated Neff gas hob with extractor canopy above. Integrated double oven. Integrated dishwasher. Larder cupboard with pull out shelves. Worcester combi boiler. Karndean flooring. Radiator.

Bedroom 2

3.69m x 3.79m (12' x 11'10")

Radiator. View to the front. Opening to

Dressing Room

2.16m x 1.72m (7'9" x 4'10")

Hatch to loft space. Fitted wardrobe cupboards. Door to

En-Suite Shower Room

Modern white suite of low flush w.c. with concealed cistern. Wash hand basin with cupboard below and mixer tap. Wide shower cubicle with independent cascade shower. Shaver point.

Bedroom 3

3.62m x 3.33m (11'10" x 11')

Radiator. View to the front.

Ground Floor Bathroom/Utility Area

4.77m x 1.86m (15'9" x 6'1")

Utility Area comprising gloss fronted units with stainless steel handles. Roll edge worksurfaces with plumbing and space for washing machine and tumble dryer under.

Bathroom Area comprises vanity wash hand basin with cupboards below. Mixer tap. Panelled bath with whirlpool facility. Mixer and tap and hand shower attachment. Shower screen. Low flush w.c with concealed cistern. Part tiled walls. Light. Heated towel ladder.

First floor Landing

Door gives access to spacious eaves storage space running the full width of the property. Radiator. Two windows affording views in the distance across to the estuary. Airing cupboard with shelving and access to further eaves space. Hatch to loft.

Bedroom 1

4.66m x 4.54m (15'5" x 14'8" max)

Wall length fitted wardrobe cupboards along one wall. radiator. Large Velux window affording views out to sea towards Saunton and towards Westward Ho! in the other direction. Door to

En-Suite Shower Room

White suite of wash hand basin with cupboards below. Mixer tap. Low flush w.c. with concealed cistern. Wide shower cubicle with Mira shower. Shower screen and tiled walls. Velux roof light window. Radiator.

Outside

The property is approached through a pair of high timber gates onto a brick pavia driveway with parking for approximately 5 vehicles which in turn leads to the **Garage** with up and over door. The remaining front garden is enclosed by wooden picket fencing, mature shrub and flower borders and laid to grass.

Pedestrian side access to the rear garden. This is a particular feature of the property being very private and enclosed by mature hedgerow and fencing. The garden is mainly laid to grass with feature Mediterranean style garden at the far end with sunken pond. There is a timber garden shed and summerhouse. Directly outside the property is a large paved patio with brick built barbeque with two steps and low retaining wall leading onto the grass.

Services: All mains services connected. UPVC double glazing. Gas fired central heating.

Energy Performance Certificate: D
Council Tax Banding: D

Directions: From Bideford Quay proceed towards Northam passing over the A39 roundabout. Past the Durrant House Hotel and take the next turning right into Churchill Way, signposted Appledore. Continue along this road and upon reaching Richmond Road continue down the hill passing the telephone box on the right hand side and taking the next turning right into Pitt Hill.

Pass Pitt Ave and Longfield turnings and this property can be found on the right as you go up the hill marked by a Harding & Co for sale board.

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