



Minnow Cottage,
4 Churchfield, Appledore, Bideford, Devon EX39 1RL

Price Guide £249,950

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A characterful and well-presented 2 bedroom semi-detached cottage with the accommodation over 3 floors, situated in the very heart of the highly sought-after village of Appledore. Enjoying Estuary views from the upper floors and located just moments from the historic quayside. Living/Dining Room, Kitchen, 2 bedrooms, shower room, gas central heating, courtyard garden. A very successful holiday let property for the current owners.

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

Meter cupboard. Stone floor. Door into:

Living/Dining Room

4.78m x 3.2m (15'8 x 10'6)

A cosy room with a wood-burning stove set on a slate hearth with timber mantel over, window to front, radiator, stairs rising to first floor opening to:

Kitchen

3.5m x 1.75m (11' 6" x 5' 9")

Fitted with base units with worktop over and an inset sink, space for a gas cooker, washing machine and fridge. Modern wall-mounted Worcester gas combination boiler for central heating and hot water, space for free-standing dresser, window and a door opening to the courtyard.

First Floor Landing

A good-sized landing area with staircase rising to second floor, Understairs storage cupboard, radiator, doors to:

Bedroom 1

3.51m x 2.57m (11'6 x 8'5)

A double bedroom with a lovely Estuary view towards Crow Point, storage cupboard, window seat, radiator.

Second Floor

Bedroom 2

3.57m x 3.51m (11' 9" x 11' 6") Max

Part vaulted ceiling with exposed beams. Window to the side with window seat enjoying views across the estuary towards Crow Point.

Rear Courtyard

A pleasant rear courtyard with white washed walls and slate flooring which offers enough space for al fresco dining and has useful storage cupboard and gated access to street.

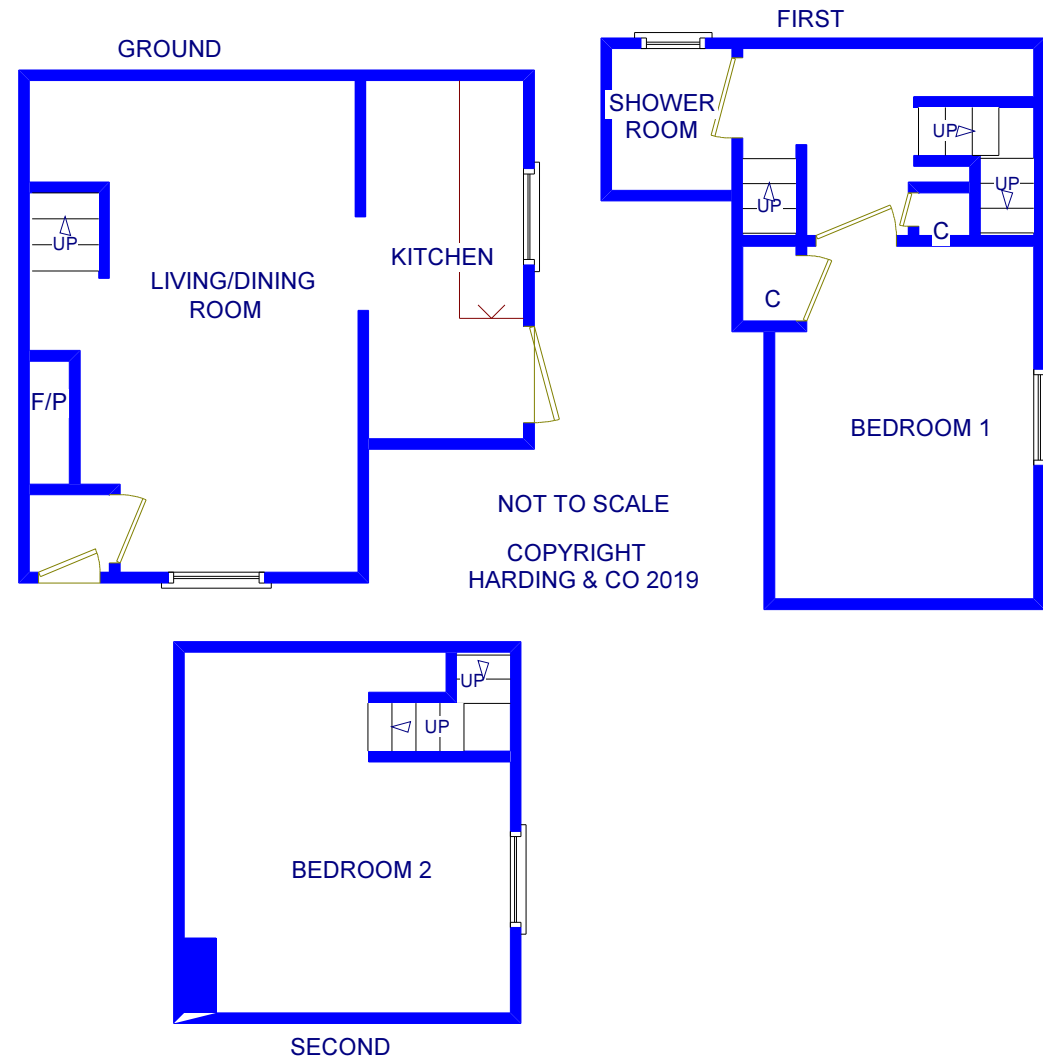
Services: All mains services connected. Gas fired central heating.

Energy Performance Certificate: D
Council Tax Banding: Currently business rated.

Directions:

From Bideford proceed over the Heywood roundabout on the A39 towards Westward Ho! and turn right signposted to Appledore. Continue down the hill into the village along the Quay with the Estuary on your right. Pass the Seagate Hotel and the main car park entrance and turn immediately left into Churchfield and the property can be found after a short distance on the right hand side.





t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



