



Peelers, 42 Bude Street
Appledore, Devon EX39 1PS

Price Guide: £495,000

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ESTATE AGENTS & VALUERS

A deceptively spacious 3/4 bedroom end terraced cottage of immense charm and character. Originally built in 1732 this property once served as the village police station and gaol with features of this past still evident today. The accommodation is surprisingly large with generous rooms and a south facing rear garden. Eye-catching period features include wood sash windows and original doors, exposed wood beams & panelling, open fireplaces (gas burner in Sitting room) plus the original cell portholes. The property is being sold with no on-going chain.

Appledore is a quaint port and village with the most picturesque quayside and narrow cobbled streets providing amenities including mini Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and 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.



Ground Floor

Entrance Porch

Front Reception Room

3.92m x 4.50m max point (12'10 x 14'9)

Sitting Room

4.46m x 4.50m (14'7 x 14'9)

Kitchen

1.62m x 5.58m (5'3 x 18'3)

Dining Room

5.26m x 2.73m (17'3 x 8'11)

Bedroom 3 /Study

2.42m x 3.36m (7'11 x 11'0)

Bedroom 4 / Utility Room

2.35m x 3.36m (7'8 x 11'0)

First Floor

Bedroom 1

3.63m x 4.96m (11'10 x 16'3)

Bedroom 1 En Suite

4.16m x 3.67m (13'7 x 12'0)

Bedroom 2

4.11m x 3.67m (13'5 x 12'0)

Bathroom

1.77m x 1.99m (5'9 x 6'6)

Note* There is a **large attic space** which would make excellent accommodation STP

Garden

The rear garden to Peelers is of particular note. It is a lovely southerly facing space

with raised patios – larger than average for similar properties in Appledore. It is fully enclosed and includes a timber shed.

Services: All mains services connected including gas central heating.

Energy Performance Certificate: TBC
Council Tax Band:

Directions: From Bideford proceed over the Heywood roundabout on the A39 towards Westward Ho! and turn right signposted to Appledore. Continue down the hill and turn left onto Odun Road and go past the Maritime Museum and Car Parks on your righthand side. Once past the museum, Bude Street will be on your right with 42 Bude Street, being the first house on the right.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



