

Richmond House

7, Marine Parade Appledore, Bideford, Devon EX39 1PJ

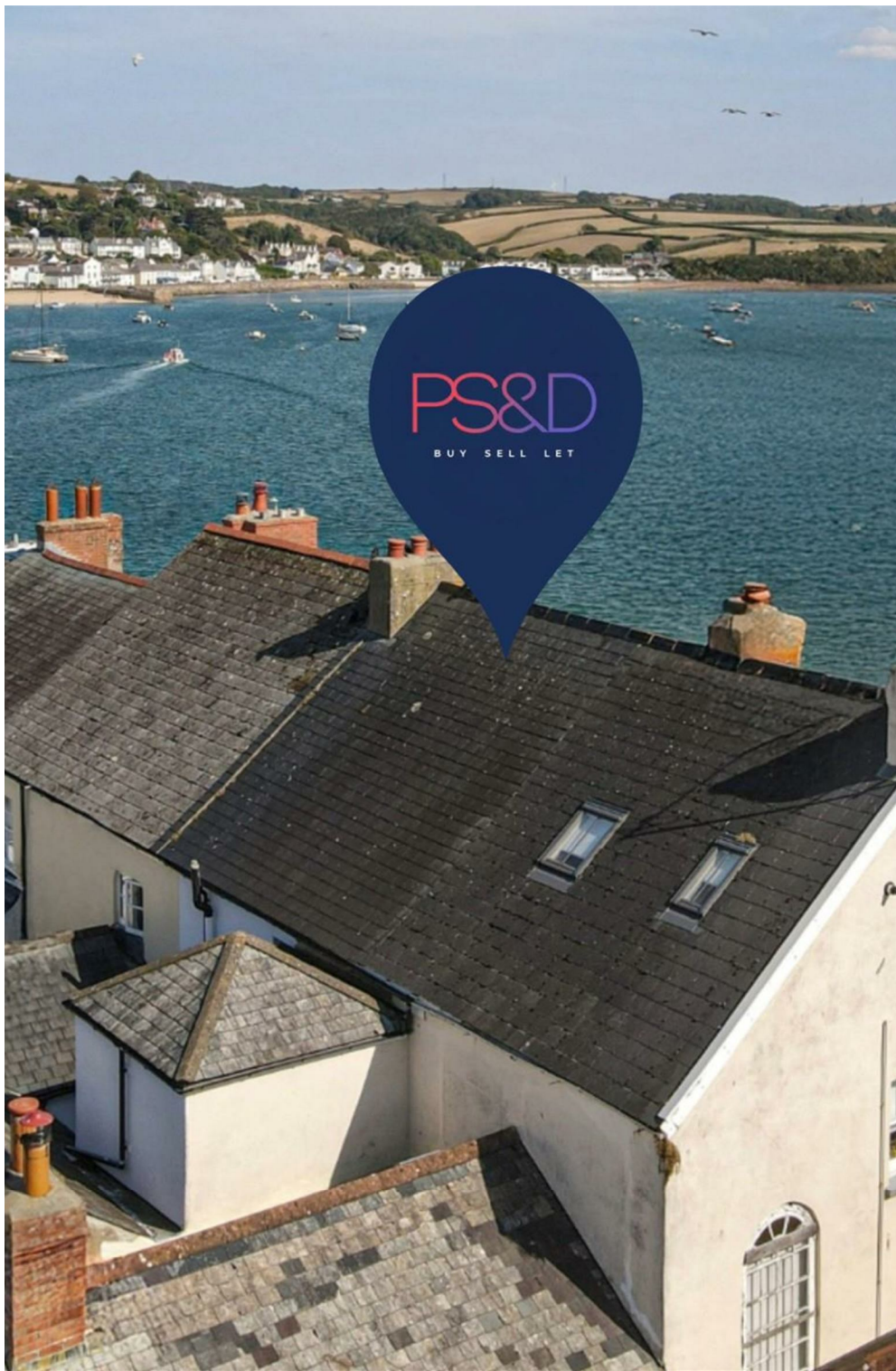
Guide Price

£670,000

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An Elegant Three-Storey Georgian Residence with Three Bedrooms and Stunning Estuary Views

Richmond House, 7 Marine Parade, Appledore, Bideford, EX39 1PJ



Richmond House, 7 Marine Parade is an elegant, mid-terraced, three-storey period residence, Grade II Listed for its architectural and historic importance. Occupying an enviable position within the highly sought-after coastal village of Appledore, the property enjoys superb views across the River Torridge towards Tapeley Park in the distance.

Believed to have been constructed circa 1820 for a Sea Captain, Master Mariner or Merchant requiring close proximity to the nearby Richmond Dock, this distinguished home is rich in period character and history. Today, these traditional features are complemented by modern-day comforts, including gas-fired radiator central heating and high-quality fittings to the kitchen and bathrooms.

Situated just a short, level walk from Appledore Quay, Richmond House represents a rare opportunity to acquire a home of considerable character and stature in one of the village's most desirable locations. Early internal viewing is highly recommended.

The accommodation opens into a welcoming entrance porch and hallway, benefiting from underfloor heating. To the front is a spacious sitting room featuring exposed floorboards and an attractive fireplace with a multi-fuel stove. Double doors lead through to the dining room, which also features a character fireplace.

To the rear, the kitchen/breakfast room is attractively fitted with a comprehensive range of units centred around an island, together with a Belfast sink and a range-style cooker set within a former fireplace. The kitchen provides access to the outside and connects to a well-appointed kitchenette, which in turn leads to a useful utility area with space for laundry appliances. The gas-fired boiler serving the domestic hot water and central heating systems is also located here.

On the first floor are two generous double bedrooms. The front bedroom enjoys delightful views across the River Torridge and benefits from en-suite facilities, while the rear bedroom overlooks the garden.

Occupying the second floor is the impressive principal bedroom, again enjoying wonderful river views. This bedroom has access to a generously proportioned en-suite bathroom fitted with a four-piece suite, including a freestanding roll-top bath.

Outside, the property is approached through a metal entrance gate to a small front garden enclosed by railings. Unrestricted on-road parking is available immediately to the front and within the surrounding area.

There is also a small internal courtyard, while to the rear lies an attractive split-level courtyard-style garden offering a high degree of privacy. The garden incorporates paved and gravelled areas, established flower and shrub borders, a useful garden store and the additional benefit of rear pedestrian access.

AGENT'S NOTE: Part of the property is subject to a flying freehold.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford
office- 01237 879797



Entrance Porch and Hall

**Sitting Room 5.18m x 4.27m
(17'0" x 14')**

**Dining Room 4.22m x 2.54m
(13'10" x 8'4")**

**Kitchen/Breakfast Room 4.83m x 3.23m
(15'10" x 10'7")**

Kitchenette 2.74m x 2.08m (9' x 6'10")

Utility 2.57 x 1.22 (8'5" x 4'0")

**Bedroom Two 4.88m x 3.23m
(16' x 10'7")**

Ensuite 2.63 x 1.60 (8'8" x 5'3")

**Bedroom Three 4.77 x 3.23
(15'8" x 10'7")**

Shower Room

Bedroom One 5.32 x 3.69 (17'5" x 12'1")

Master Bedroom

Jack & Jill Style Bathroom 4.28 x 2.65 (14'1" x 8'8")





Situation

Appledore is a picturesque former fishing village situated on the banks of the River Torridge, renowned for its charming narrow streets, colourful cottages and rich maritime heritage. The village offers an excellent range of local amenities, including independent shops, cafés, restaurants and traditional pubs, together with schooling and places of worship, many of which are just a few steps from Richmond House.

The historic port town of Bideford, approximately 3.5 miles away, provides an excellent range of everyday amenities, independent shops, restaurants and schools, while Barnstaple, North Devon's principal commercial centre, offers a wider range of shopping, leisure facilities and direct rail services to Exeter, with onward connections to London Paddington.

The North Devon Link Road (A361) provides straightforward access to Junction 27 of the M5 motorway, offering convenient connections to Exeter and the wider national motorway network.



DIRECTIONS

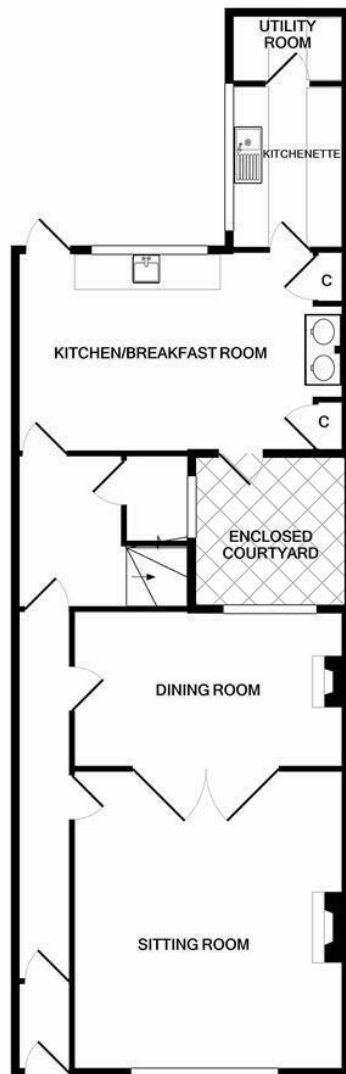
From Bideford Quay, proceed in a northerly direction out of the town towards Heywood Roundabout and continue straight across. Pass the Durrant House Hotel on your right and, shortly afterwards, turn right following the signs for Appledore. Continue along this road, descending into the village. As the road begins to widen on Marine Parade, Richmond House will be found on the left-hand side, clearly identifiable by our For Sale board.



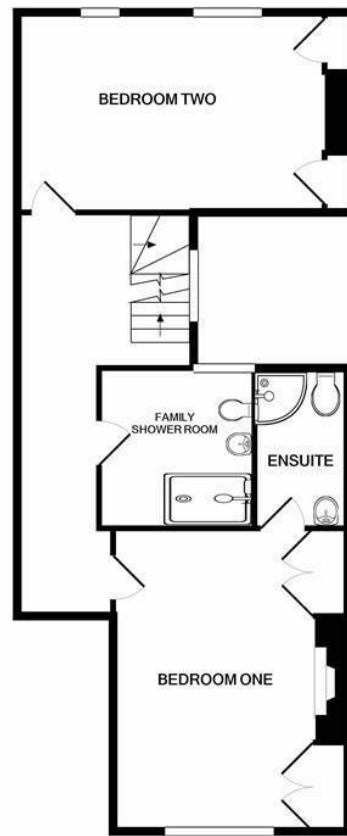
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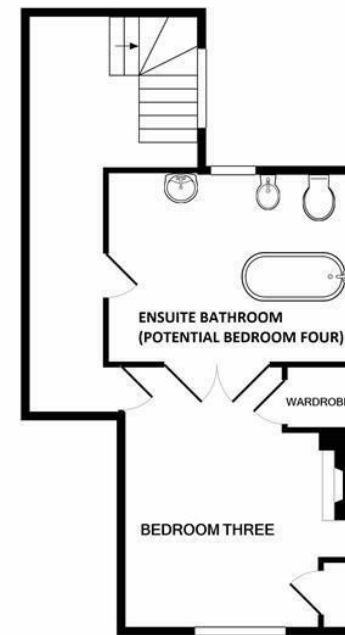




GROUND FLOOR



1ST FLOOR



2ND FLOOR

MARINE PARADE, APPLIEDORE, EX39 1PJ

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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