



Pitt House Pitt Hill, Appledore, Bideford, EX39 1PX

Price Guide £385,000

- Stones Throw From The Village
- Ideal Family Home
- Private Rear Garden
- Contemporary Style
- Must See!
- Stunning Estuary Views
- Spacious, Well-Planned Accommodation
- Master With Ensuite
- Three Bathroom Suites

Pitt House Pitt Hill, Bideford EX39 1PX

Nestled just moments from the bustling quayside of Appledore, this contemporary family home boasts an enviable position showcasing breathtaking views of the estuary and out to Instow. Designed with both style and practicality in mind, the home offers a thoughtfully arranged layout, perfect for modern family living. With three generously sized bedrooms, each complemented by its own bath/shower suite. The home's spacious lounge provides a welcoming area to relax, while the separate kitchen and dining area is ideal for entertaining guests. Large windows throughout the property ensure the coastal scenery remains a constant feature of everyday life. Whether you're searching for a permanent residence or a holiday retreat, Pitt House presents a rare opportunity to own a slice of Appledore with the perfect blend of character and modern living.



Council Tax Band: B



Ground Floor

Entrance Porch

8'9" x 2'11"

A warm welcome to the home, offering ample space for coats and shoes.

Hallway

Provides access to the lounge, dining room, downstairs shower room, and first floor.

Lounge

A cosy yet spacious room at the front of the property, featuring a large bay window that fills the space with natural light and a charming open fire place.

Downstairs Shower Room

7'0" x 4'5"

A modern three piece suite comprising a walk-in shower cubicle, low level WC and hand wash basin.

Dining Room

16'6" x 8'11"

Generously sized to accommodate a large dining table and chairs, with bi-fold doors opening into the garden and a cosy log burner. Also benefitting from a convenient under-stairs cupboard for extra storage and an open connection to the kitchen.

Kitchen

15'6" x 8'0"

A well-appointed space featuring modern, matching wall and base units. Equipped with an electric oven, hob, and extractor, with space for a dishwasher, washing machine, and fridge-freezer. Overlooks the rear garden, adding a pleasant view to the heart of the home.

First Floor

Bedroom Two

13'9" x 12'8"

A spacious double bedroom boasting breathtaking views over the estuary and across to Instow.

Bedroom Three

10'3" x 9'5"

A further good sized double room with views over the rear garden

Bathroom

7'1" x 5'1"

a modern three piece suit comprising a bath with shower over, low level WC and hand wash basin with heated towel rail.

Second Floor

Bedroom One

14'2" x 11'1"

A generously sized double bedroom with stunning views over Appledore and estuary, complemented by its own en-suite bathroom.

Ensuite

6'8" x 3'11"

A modern three piece suite comprising a walk-in shower cubicle, low level wc and hand wash basin with heated towel rail.

Outside

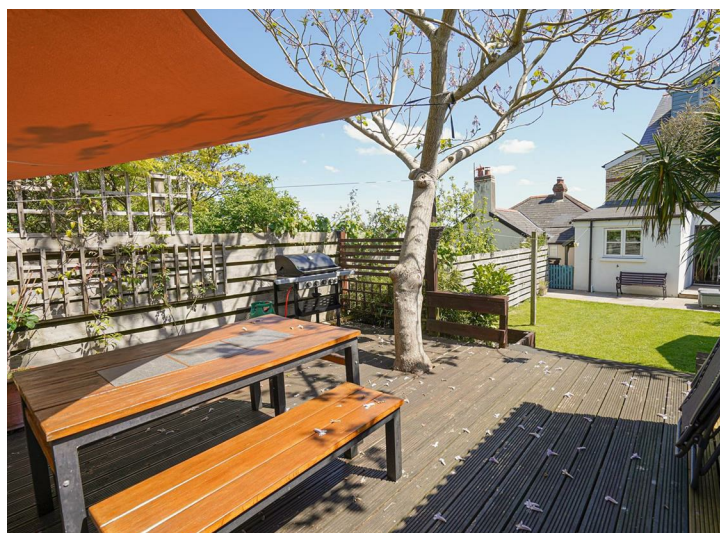
At the front, steps lead to the entrance porch, with a charming patio area ideal for outdoor seating and enjoying the estuary views. Side access takes you to the private rear garden, mainly laid to lawn and featuring a raised deck, perfect for al fresco dining. The level garden is enclosed by a wooden fence and includes a handy garden shed for additional storage.

Services

All mains connected, as fired central heating.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





Directions

From Appledore Quay, proceed South and as the road bears right, continue into Marine Parade and follow the road up the hill, take the left turning onto Pitt Hill and follow the road up the hill, the property will be found approximately half way up the hill on your right hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

