



## White Lodge Richmond Road, Appledore, Bideford, EX39 1PE

Price Guide £575,000

- Detached four-bedroom home
- Views towards Instow, Braunton Burrows & Exmoor
- Principal bedroom with en-suite
- Enclosed low-maintenance garden
- Elevated position with panoramic estuary views
- Spacious accommodation over three floors
- Private gated parking & garage
- Short walk to Appledore quayside & amenities

# White Lodge Richmond Road, Bideford EX39 1PE

A rare opportunity to acquire this impressive detached four-bedroom home occupying an elevated position above Appledore, enjoying breathtaking panoramic views across the village, the Taw and Torridge Estuary, Instow Beach, Braunton Burrows and the rolling hills of Exmoor beyond. Built in 2006 by a respected local builder to a high specification, the property offers spacious and versatile accommodation arranged over three floors, including a generous L-shaped kitchen/dining room, three first-floor bedrooms and a superb principal bedroom suite with en-suite bathroom on the second floor. The property also benefits from private gated parking, a garage and an enclosed paved garden. Overlooking Anchor Park, a protected village green which helps preserve the exceptional outlook, the property is just a short walk through the park to Appledore's historic quayside, popular eateries and local amenities.



Council Tax Band: D



## Location

Situated just a stone's throw from the centre of the charming fishing village of Appledore, with its maze of cobbled streets and picture postcard cottages. Appledore boasts a thriving selection of restaurants, pubs and cafes and its back streets are lined with independent shops and galleries. Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 2-mile drive and is a favourite with surfers, families, and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.

## Ground Floor

### Lounge

14'4" x 9'6"

Charming lounge perfect for kicking back and relaxing after a busy day.

### Kitchen/Diner

27'1" x 11'3"

This socialable open plan space benefits from a dual aspect and French doors that open on to the rear courtyard garden. The kitchen has been fitted with a stylish range of matching hand and eye level units.

### WC

Fitted with a low level WC and wash hand basin.

## First Floor

### Bedroom Two

13'5" x 9'6"

Well proportioned double room with east facing aspect and delight view across the open space and down to the quay.

### Ensuite Shower Room

Fitted with a shower and wash hand basin.

### Bedroom Three

10'7" x 5'10"

A charming single bedroom located at the rear of the home.

### Bedroom Four

13'1" x 9'6"

Well proportioned room with east facing aspect towards Exmoor. With handy built in storage.

### Bathroom

The bathroom has been generously proportioned offering a bath, low level WC and wash hand basin.

## Second Floor

### Bedroom One

16'7" x 16'4"

The master suite comprises the entirety of the second floor, with built-in storage and a private ensuite. The view really opens out from the master bedroom, with delightful estuary views over the attractive eclectic rooftops of Appledore. This is a real sanctuary and the jewel of the property.

### Ensuite

This modern white suite comprises a corner bath, low level WC and wash hand basin.

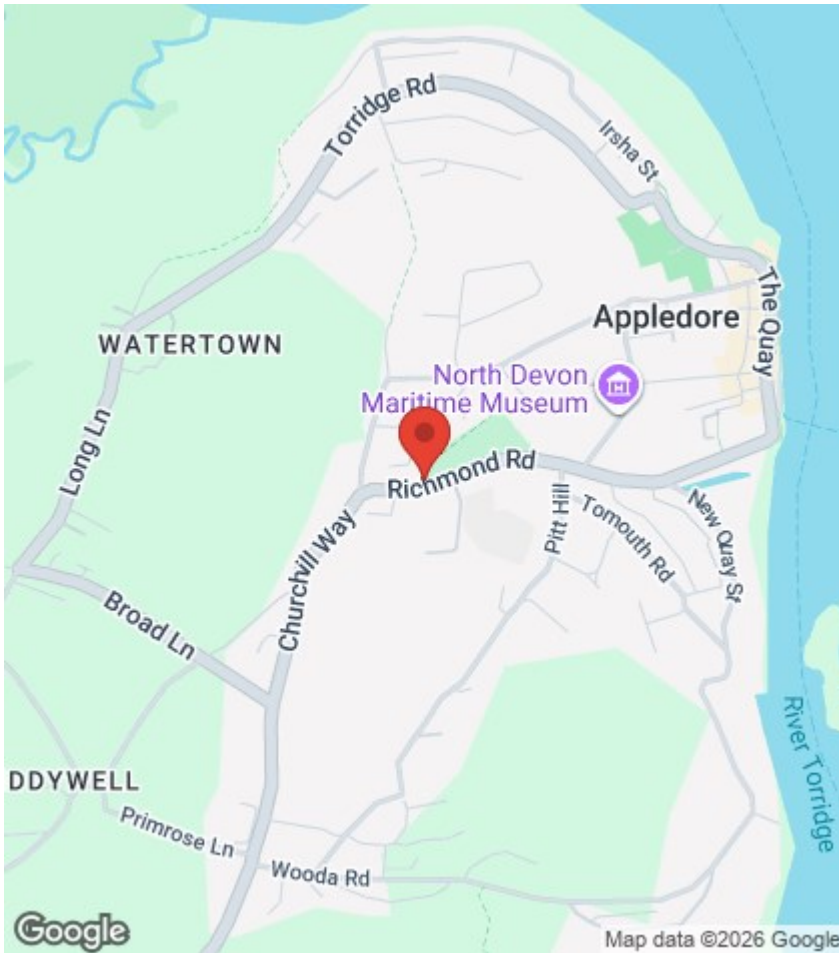
### Garage

Accessed via an up and over door with a personal door to the rear, equipped with electric and lighting.

### Outside

The property is approached via a gated entrance with stone pillars, leading to a private driveway providing parking for up to three vehicles, together with a detached single garage – a rare and valuable feature in Appledore. A low-maintenance paved garden wraps around the property, creating an ideal space for outdoor entertaining while being perfectly suited to those seeking an easy-to-manage main residence or lock-up-and-leave second home.





## Directions

From Bideford Quay, begin by heading north along Kingsley Road (A386) from the quay. Continue straight through the Heywood Road roundabout, following signs for Northam and Appledore. Proceed along Churchill Way, which leads directly into Appledore village. Continue along Richmond Road until you reach the property at the top of the hill on your left hand side.

## Viewings

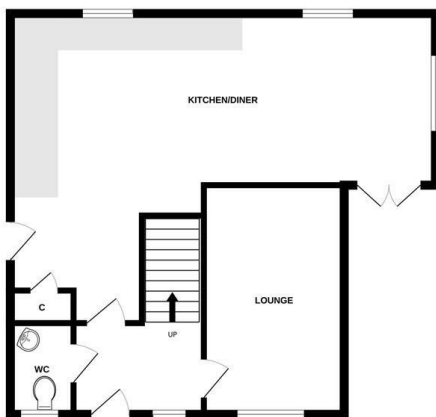
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		76	
(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	

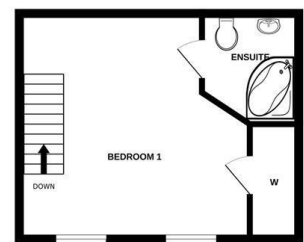
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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