



Outalong



# Outalong

Torrige Road, Appledore, Bideford, EX39 1SF

Appledore Quay 0.5 miles. Bideford 3 miles. Barnstaple 7 miles.

Offering a 'waterside lifestyle', spacious accommodation, stunning views in a highly desirable and picturesque, coastal village.

- Magnificent Sea Views
- Beautiful Fishing Village
- 4 Bedrooms
- 2 Reception Rooms
- 34ft Garden Room
- Gardens
- Parking for Multiple Vehicles & Garage
- PV Solar Array
- Council Tax Band 'D'
- Freehold

Guide Price £795,000

## Situation

Outalong is situated in a prime, coastal position with magnificent and unobstructed views over the Torrige Estuary, with open water to the horizon. Appledore is a popular and picturesque fishing village, intertwined with cobbled streets and lined with a plethora of properties, from charming fisherman's cottages to former sail lofts, all focused around the historic quay. The village offers an excellent range of amenities including; a highly regarded shop/delicatessen, various independent/artisan shops, galleries, pubs, cafes, restaurants, takeaways, primary school and a church. As well as being steeped in maritime heritage, the village is now host to the renowned, 'Appledore Book Festival', celebrating both literature and crafts on an annual basis.

The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are only a short distance away, as is the Tarka Trail, offering scenic walks along the North Devon coastline.

The port town of Bideford (2 miles) offers a wider range of facilities including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Instow and Westward Ho! are close by and offer a mixture of sandy beaches, fine pubs/restaurants amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles), M5 motorway and Tiverton Parkway train station (London Paddington 1h 57m).



## Description

Occupying an enviable position towards the western edge of one of the most sought-after, coastal villages in the Westcountry, Outalong offers an incredible opportunity to purchase this waterside property and enjoy an idyllic, coastal lifestyle. The house offers spacious and versatile family accommodation, currently comprising 4 bedrooms, 3 reception rooms, large kitchen and 2 bathrooms but could easily be adapted, depending on preference. The house is complemented by pretty, well-tended and low maintenance gardens with a private and sheltered rear dining terrace offering the perfect space for entertaining. A large gravel driveway provides parking for multiple vehicles with a detached garage and parking to the side. Built in 1954, the property has never before been offered for sale.

## Accommodation

The front door opens into the welcoming and spacious HALLWAY, with stairs leading up. BEDROOM 1 is a large room with the benefit of a double aspect and sea views, with dressing area and fitted wardrobes. The KITCHEN is fitted with a comprehensive range of light units with worktop over, matching wall units and peninsula island, appliances include: Esse range cooker, dishwasher, stainless steel sink/drainer, Stoves 7-burner gas cooker with triple-oven/grill and slow-cooker. The double-aspect UTILITY ROOM is fitted with units/worktops over, space/plumbing for white goods and boiler. The impressive and large GARDEN ROOM (35ft) offers a versatile reception space, currently accommodating a large dining table and seating area, focused around a gas fire. Double doors open out to an enclosed rear terrace, with further side door leading out. BEDROOM 2 is a large double room, with a panoramic window, sea views, fitted wardrobes and dresser. BEDROOM 3 is a single room with sea views. BEDROOM 4/STUDY is currently a craft room with fitted shelving and double doors to the garden room. BATHROOM with 4-piece suite, comprising: bath, shower cubicle, basin and WC. BATHROOM 2 comprises a bath with shower over, basin and WC. The BOOT ROOM is a useful store room.

Stairs lead up to 2 LARGE RECEPTION ROOMS, both with the benefit of a double aspect and enviable far-reaching sea views.

## Outside

The property is situated centrally within its grounds, set back from the road behind a low wall and large gravel driveway, providing parking for multiple vehicles. At the front of the house, there are pretty and thoughtfully planted beds with a further, large planted border extending along the eastern side of the property with patio/terrace, perfect to take advantage of the morning sun. The enclosed rear gardens offer privacy, featuring a large enclosed dining terrace accessible from the garden room, together with a covered and secure walkway along the western side of the property, providing useful storage space and additional access to the front of the house. Steps lead up to an elevated terrace, surrounded with colourful planted beds/borders, seating area with space for table and chairs, garden shed and productive 'kitchen garden', currently planted with a variety of fruit trees. Detached garage with an electric door and a further door to the garden and parking in front.

## Services & Additional Information

Services: Mains: Electricity, gas, water and drainage are all connected. Heating is via energy efficient electric radiators.

The property has the benefit of a southerly facing, roof-mounted, PV solar array.

Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Variable / Vodafone - Good (Ofcom). Please check with chosen provider.

## Viewings

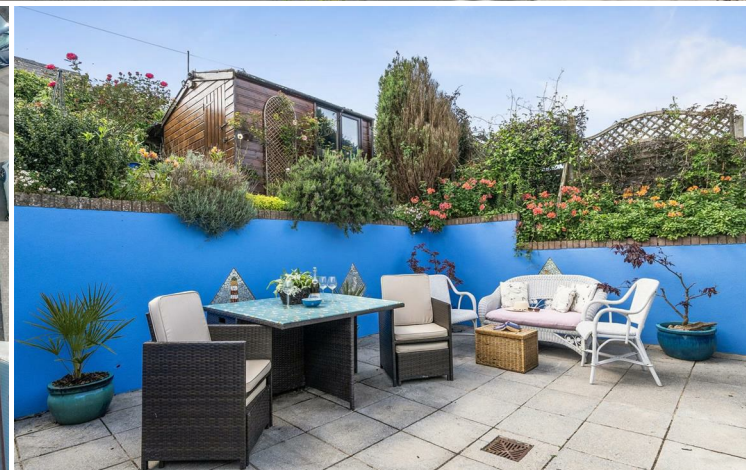
Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or [bideford@stags.co.uk](mailto:bideford@stags.co.uk)

## Directions

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto Hayward Rd / B3236, follow this road for approx. 0.4 miles, turning right into Churchill Way / A386, signed 'Appledore', follow this road for approx. 1 mile, and turn left onto 'Broad Lane'. At the end of the road, turn right onto 'Long Lane', and the property will be found on your right in approx. 0.6 miles.

Postcode: EX39 1SF (not to be relied upon)

What3words: ///heartless.gltiz.muddy



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		24	72
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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