



## 3 Gibbs Lane, Appledore

Offers In Excess Of £280,000

 1-2 Bedrooms

 1 Shower Room

 EPC TBC

- Characterful Cottage
- Open Plan Living
- Sought After Location
- Heart Of the Village
- One Double Bedroom
- Holiday Let Potential
- Stones Throw to Appledore Quay
- Must See

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3 Gibbs Lane,  
Appledore, EX39 1PR

This pretty cottage nestles in the heart of old Appledore, on one of the traditional quiet narrow streets. This quaint cottage offers a number of attractive features ideal for those looking to purchase a holiday let, second home or a cosy cottage as a main residence. The ground floor offers an open plan living area, with kitchen units to the rear and a wooden staircase leading to the first floor. The first-floor benefits from one double bedroom and a second room which could be utilised as a small bedroom, and a well planned shower room.

## GROUND FLOOR

### OPEN PLAN LIVING 18' 1" x 12' 2" (5.53m x 3.72m)

A comfortable reception area with an attractive feature fireplace, ceiling beams and slate tiled floor. To the rear of the room is the kitchen which is fitted with matching hand and eye level units with an integrated oven and hob with extractor over, sink and undercounter plumbing for a washing machine, tucked behind the stairs is a handy space for a fridge/freezer.

## FIRST FLOOR

### BEDROOM ONE 12' 3" x 7' 8" (3.75m x 2.35m)

A comfortable double bedroom with attractive feature fireplace and a handy storage cupboard.

### SECOND ROOM 12' 4" x 4' 5" (3.76m x 1.37m)

This bijou room can be utilised as a small second bedroom, however offers a versatile space for any potential buyer.

### SHOWER ROOM 5' 3" x 5' 0" (1.61m x 1.53m)

Comprising of a large shower cubicle, wash hand basin and low level WC.

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

**HOLIDAY LET POTENTIAL** This cottage offers great potential as a holiday cottage, and award-winning agents [Holidaycottages.co.uk](http://Holidaycottages.co.uk) have put together information on how the property would perform, should potential buyers wish to holiday let. For information on the potential income the cottage could generate contact the Morris and Bott team to find out more.



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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Energy performance certificate (EPC)  
TBC

## Directions

From Bideford follow sign posts for Appledore and Westward Ho!. Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side. Bear round to the right and descend the hill passing the fire station on your right and follow onto the quay. Market Street is pedestrianised and is set back from the quayside running parallel to it. On road parking can usually be found on the quayside. Gibbs Lane, if you're coming from the Royal Plaice fish and chip shop, the lane can be found on your left hand side around 3 doors down. Follow the pedestrian lane until you reach number 3.

**IMPORTANT NOTICE** - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via [morrisandbott.co.uk](http://morrisandbott.co.uk), as and when they are made available by the property owner.

THE BIDEFORD OFFICE  
Grenville Wharf, 6a The Quay, Bideford, EX39 2HW  
T: 01237 459 998  
[info@morrisandbott.co.uk](mailto:info@morrisandbott.co.uk)

THE KNIGHTSBRIDGE OFFICE  
45 Pont Street, London, SW1X 0BD  
T: 020 7629 996  
[26@theknightsbridgeoffice.co.uk](mailto:26@theknightsbridgeoffice.co.uk)

