



Oaklea, 1 Lea Terrace

Appledore | North Devon | EX39 1PZ

JAMES FLETCHER

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Commanding a glorious panoramic vista of the estuary and over the village to Instow, this stylish 3 bedroom end-terrace residence enjoys generous accommodation, just a short walk from Appledore Quay. This impressive home has been individually decorated, perfectly complementing the picturesque coastal position, and boasts off-road parking, a double garage and a sunny South-facing garden which also enjoys glimpses of the water. Nestled close to the heart of the village, the property effortlessly blends charm and sophistication, and is just a short stroll from quaint cafés, popular pubs & restaurants and boutique shops that Appledore is renowned for. Perfect for those seeking a spacious home for permanent residence or a stylish holiday retreat close on the idyllic North Devon coast, this captivating home, with no onward chain, is not to be missed.

Oaklea enjoys an elevated, and much sought-after position in Appledore, just off Pitt Hill, and is just a short walk from the heart of the village and the attractive Quayside. Nestled along the estuary of the River Torridge, Appledore exudes quintessential charm with its narrow streets, colourful fishermen's cottages, and panoramic views of the rugged North Devon coastline. This picturesque village, now arguably one of North Devon's most sought-after coastal locations, is steeped in maritime heritage and boasts a rich history of shipbuilding and fishing, evident in its bustling quayside adorned with cafés, galleries, award-winning restaurants and the pedestrian ferry to Instow in the summer months. The village also holds a number of events throughout the year including the Arts & Crafts festival and internationally renowned Book Festival. Residents and visitors can simply soak in the atmosphere of this idyllic coastal retreat. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Appledore is one of North Devon's choice coastal locations along with the nearby villages of Westward Ho!, with its glorious sandy beach, and Instow, with a riverside beach, popular with families and dog walkers alike.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. There is access to the Tarka Trail, perfect for walkers and cyclists, connecting from Torrington to Barnstaple and beyond. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

The property opens to a welcoming entrance porch with an attractive original Victorian tiled floor, which in turn leads to the inner hall, inviting you into the home and providing stairs to the first floor. The hallway then opens to a beautiful open-plan lounge/diner that enjoys a dual aspect, filling the home with natural light, along with a large bay window at the front, perfectly framing the breath-taking view over the estuary and onto Instow. This wonderful social space has been individually styled and boasts an attractive fireplace housing a wood-burning stove, reclaimed wood panel and metal sheet wall-features and Amtico flooring, which flows throughout the ground floor. This room then opens seamlessly to the kitchen at the rear.

The kitchen also enjoys a dual aspect and has been thoughtfully-designed to take full advantage of the view. The kitchen is fitted with a range of Corian work surfaces comprising an inset sink & drainer unit with drawers and cupboards below, a built-in oven and hob with extractor over, space for fridge/freezer, space and plumbing for a dishwasher and washing machine, an opening to the lounge/diner where the estuary view can also be enjoyed, and double doors to the rear garden. Off the kitchen is a convenient ground floor shower room fitted with a shower, low-level W.C, wash basin and a heated towel rail. This space is perfect for coming home from the beach, or for furry friends after long walks around the village.

Stairs rise to the first floor landing, leading to 3 bedrooms, the family bathroom, a separate cloakroom and a useful linen cupboard. The main bedroom, found at the front of the home, is a large double room enjoying glorious views of the estuary and over to Instow. The second bedroom, also a large double, is found at the rear and enjoys an outlook over the garden, whilst the third bedroom is also found at the front of the home, enjoying the coastal view. This room could also be used as a dressing room or home office, or even lend itself to providing stairs to a potential loft conversion, subject to any necessary planning consents. The bathroom is found at the rear of the home and is fitted with a suite comprising a bath and wash basin, along with an airing cupboard housing the gas boiler. In addition, there is a separate cloakroom with a low-level W.C. In all, this captivating home is perfect for those seeking life by the water.

OUTSIDE & PARKING

The property is approached at the front by a shared pathway with steps leading up to the front door and a lawned terrace, whilst there is off-road parking and a double garage at the rear. There is access at the side to the rear garden which enjoys a sunny South-facing aspect and estuary views. The sloping lawned gardens, with attractive flower beds and borders, wrap around the home and there is a tranquil patio taking full advantage of the afternoon and evening sun. The double garage (4.97m x 4.58m) provides excellent storage and workshop space, and is fitted with an electric roller door, light and power and a personal door to the rear. In addition, there is a further store, which could be converted to a summerhouse/garden room, subject to any necessary consents. The ground at the front of the terrace is also owned and maintained by the residents ("Lea Terrace Management Co").

VIEWINGS

By appointment only with the sole selling agent.



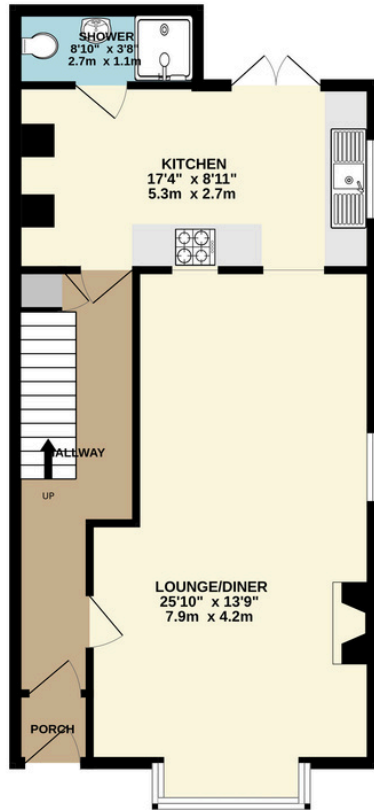




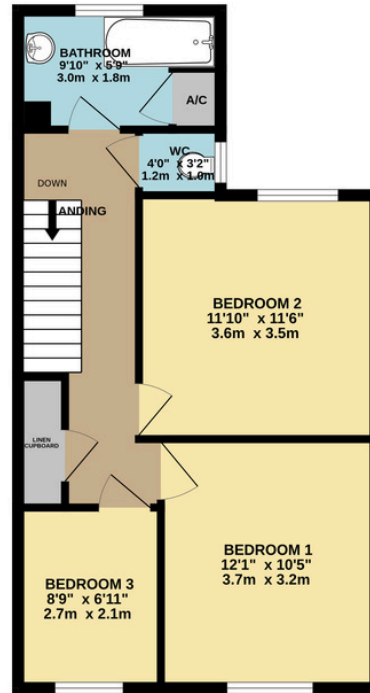


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GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



- **Services:** All mains connected. Gas-fired central heating.
- **Tenure:** Freehold
- **EPC:** C
- **Council Tax:** Band B
- **Local Authority:** Torrington District Council
- **Sellers Position:** No Onward Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OAKLEA, APPLIEDORE

TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

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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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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07540 256 245

james.fletcher@exp.uk.com

