



3 Darracotts Court
Irsha Street | Appledore | EX39 1RT

JAMES FLETCHER
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3 Darracotts Court

First time on the market for almost 50 years! This charming Grade II listed cottage is tucked away within an attractive cobbled courtyard off Irsha Street, one of Appledore's most sought-after locations, and is just a short stroll from the attractive Quayside and the estuary. The cottage itself is well-appointed and enjoys generous accommodation, along with a sunny South-facing patio garden at the rear. Perfect for those hoping to relocate or downsize within the village to live life by the water, or those seeking a characterful holiday retreat, this captivating cottage in the heart of the village is not to be missed.

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 cottage opens to an inviting entrance hall, and into the spacious kitchen/diner, overlooking the front and with stairs to the first floor, along with a comfortable sitting room at the rear. The kitchen offers wonderful social space and is fitted with a range of granite work-surfaces with bespoke, solid wood drawers and cupboards below and matching wall-units over, a built-in oven and hob, space and plumbing for a washing machine, understairs recess with space for a fridge/freezer, ample dining space and a feature arch open to the sitting room, creating a dual aspect and allowing light to flow through the ground floor. The sitting room overlooks the patio garden at the rear and enjoys an attractive stone fireplace housing a gas "coal-effect" fire, the perfect space to relax and unwind throughout the year.

Stairs rise to the first floor landing and open to 2 double bedrooms and the bathroom. The main bedroom is found at the rear of the home with built-in wardrobes and double doors opening to the garden, whilst the second bedroom also enjoys built-in wardrobes and overlooks the shared courtyard at the front. The bathroom is fitted with a suite comprising a bath with shower over, low-level W.C and wash basin with a vanity unit below.

In addition, and located across the courtyard, is a useful store/utility with light, power and water connected, space and plumbing for a washing machine and space for a tumble dryer.

OUTSIDE

The cottage is approached at the front via a shared cobbled courtyard, serving each of the properties in Darracotts Court. At the rear of the cottage, steps from the main bedroom lead to the South-facing patio garden, a real sun-trap that has been laid for easy maintenance. There is no dedicated parking however, parking permits for nearby car parks are available from the local authority.

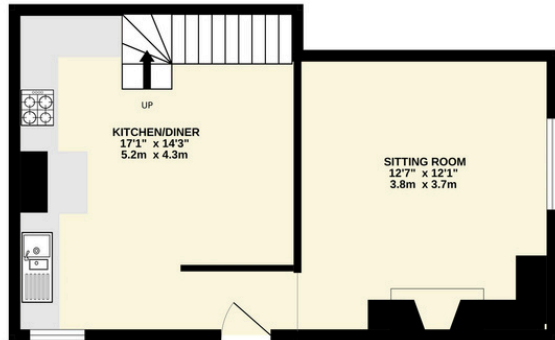
VIEWINGS

By appointment only with the sole selling agent.





GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



- **Services:** All mains connected. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** Exempt (Grade II listed)
- **Council Tax:** Band A
- **Local Authority:** Torridge District Council
- **Other Information:** Grade II listed
- **Sellers Position:** No Onward Chain!

3 DARRACOTTS COURT, APPELDRE

TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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