



10 Ibex Court

Irsha Street, Appledore, Bideford, Devon EX39 1RR

Price Guide £425,000

HARDING & CO
ESTATE AGENTS & VALUERS

Waterside!

An exquisitely renovated 1-2 bedroom former fisherman's coastal cottage within a quiet tucked-away pedestrianised position directly facing the estuary and within a short walking distance of the village centre. A full renovation project has just been completed to our clients' personal specification for modern family living that now offers a beautiful balance between new and old. This is an exceptional property worthy of immediate attention. No Chain

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing amenities including mini Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found.



10 Ibex Court is a stunning property. Renovated all the way through under the watchful eye of the current owners by highly sought-after local builders, this home was developed with the intention of being a 'get away from it all' home next to the water. It is a wonderful opportunity to acquire an extremely high-quality house in an equally high-quality location. All new timber doubled glazed windows made by local craftsmen and, Venetian plasterwork and vaulted ceilings are to name but a few of the exquisite updates.

Accommodation briefly:

Living Room / Dining Area
11'8 x 21'3 (3.59m x 6.49m)

Kitchen
13'2 x 5'9 (4.02m x 1.79m)

Bedroom 1
11'4 x 9'9 (3.45m x 2.97m)

Bedroom 2 / Bathroom
10'4 x 9'7 (3.15m x 2.92m)

Outside

Directly to the front of the house there is a delightful courtyard garden and sea wall directly overlooking the estuary, larger than average & rare for this type of property in Appledore. There is plenty of room for table and chairs and all enclosed by sea stone wall. There is on street parking just up the road to the Beaver or in the nearby West Appledore car park where permits can be purchased.

Services: Mains water, electricity and electric heating.

Energy Performance Certificate: D

Council Tax Banding: A

Directions: From Appledore Quay with the river on your right follow the road past the main car park towards the Church, take the right turn into Irsha Street, just before The Beaver, take a pedestrian walkway on the right, signed Ibex Court, bear left at bottom and No 10 will be found on the left hand side.





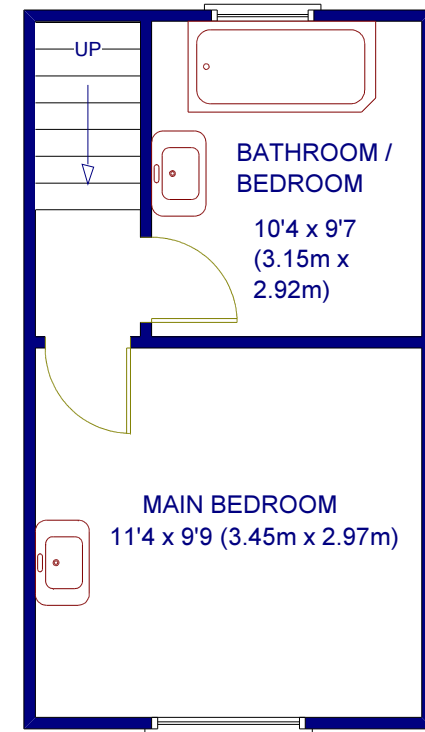
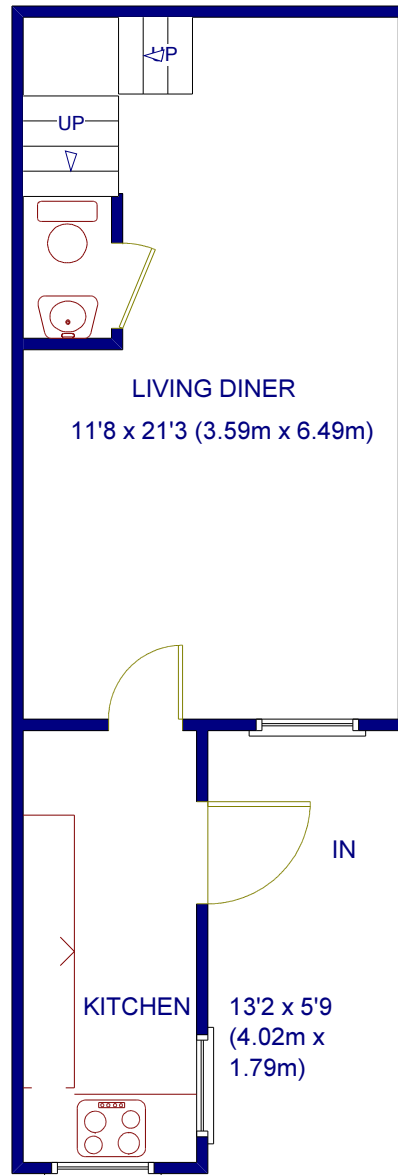
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10 IBEX COURT, APPLIEDORE

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

