



137 Irsha Street,  
Appledore, Bideford, Devon EX39 1QS

Price Guide: £545,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A most appealing 3-bedroom mid terraced cottage built circa 1996. Formally the site of a boatyard, located beside the Appledore estuary with stunning views from 3 storeys and 2 superb terraces. The accommodation is full of charm and character and the house is situated in an enviable position at the beginning of the highly sought-after Irsha Street, close to the large Appledore car park. This property would make an excellent low maintenance second home or holiday rental. No Chain.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of 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 championship 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. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



137 Irsha Street is a most unique 3 bedroomed costal cottage which has been a well-loved family home. Built circa 1996 on the site of a former boatyard, architecturally designed with traditional cottage style elevations it internally blends old and new with ancient oak, teak, and pine.

You enter the house on the ground floor (middle of the three) and once through the porch you are greeted by a living room with stunning sea views. From the living room there is a large balcony that overlooks the estuary, this floor also has a bedroom as well as a WC.

Upstairs leads to two further bedrooms along with a large shower room. The landing has features such as exposed wooden beams and high skylights to allow natural light to fill the space.

The lower ground floor consists of a well-equipped kitchen with plenty of storage, a dining area and utility room, family bathroom, and lounge. Patio doors from the lounge lead to a large waterfront terrace with superb views of the Appledore Estuary towards Instow.

**Services:** Mains electric, water, gas central heating.

**Energy Performance Certificate:** D

**Council Tax Banding:** D

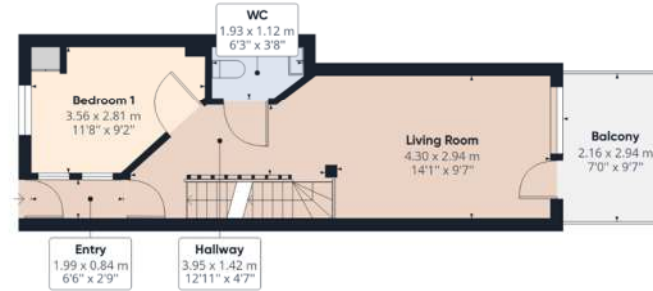
**Directions:**

From Appledore Quay with the river on your right follow the road along into the main car park in front of the church. It is recommended that you park here and proceed on foot to the far side of the car park which leads directly into Irsha Street where the property will be found after a short distance on the right-hand side just after the mini-beach.

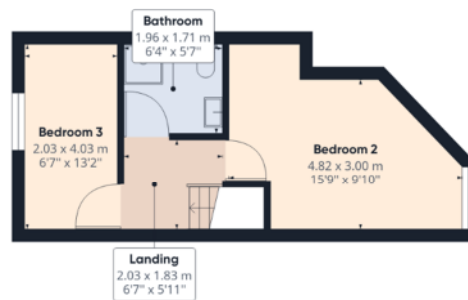




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

97.66 m<sup>2</sup>

1051.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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