



137 Irsha Street, Price Guide: £550,000
Appledore, Bideford, Devon EX39 1QS

HARDING & CO
ESTATE AGENTS & VALUERS

STUNNING WATERSIDE PROPERTY! – A rare opportunity.

Superbly positioned on the estuary side of Irsha Street is a mid-terrace 4-bedroom, 3 storey waterside house with plenty of outside terracing to enjoy the stunning uninterrupted outlook across to Instow and out to sea. The property offers extremely spacious living space and very generous bedroom accommodation with the master bedroom opening to a beautiful waterside terrace.

The property is currently used as a successful holiday let with an annual gross income of circa £30,000 but would equally make a fine second or permanent lifestyle home.

Located at the end of Irsha Street closest to the car park and the amenities. The village of 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.



“The Yard Arm” is a most unique 4 bedroomed coastal cottage which has been a successful holiday let. Built on the site of a former boatyard, architecturally designed with traditional cottage style elevations it internally blends old and new superbly.

You enter the house on the ground floor (middle of the three) and once through the porch you are greeted by a lovely open plan kitchen & living room with stunning sea views. From the living room there is a large balcony that overlooks the estuary.

Upstairs leads to two further bedrooms along with a large bathroom. 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 two bedrooms (master & guest/utility) and another generous bathroom. The spacious master bedroom opens up to the ground floor terrace looking straight over the estuary to Instow.

Kitchen/Living Area
34'6 x 13'1 (10.54 x 14.01m)

Balcony
13'3 x 7'2 (4.06 x 2.21m)

Lower Ground Floor

Bedroom 1
16'9 x 13'2 (5.11 x 4.03m)

Bedroom 4
10'6 x 7'2 (3.20 x 2.19m)

Bathroom
8'6 x 5'1 (2.60 x 1.57m)

Terrace
10'11 x 10' (3.35 x 3.07m)

Lower Terrace
12' x 11'1 (3.66 x 3.39m)

First Floor

Bedroom 2
13'2 x 9'10 (4.02 x 1.02m)

Bedroom 3
12'10 x 6'8 (3.93 x 2.04m)

Bathroom
7'11 x 5'4 (2.43 x 1.65m)

Services: Mains electric, water, gas central heating.

Energy Performance Certificate: C
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.





Approximate total area⁽¹⁾

112.84 m²

1214.65 ft²



