



Irsha Cottage,  
19 Irsha Street, Appledore, Bideford, Devon EX39 1RZ

Price Guide: £900,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



Situated in the charming Irsha Street, this substantial mid-terrace house offers a delightful blend of modern living and historical charm. This grade II listed property boasts an impressive 1,680 square feet of beautifully presented accommodation arranged over four floors, making it an ideal family home or a serene retreat.

The heart of the home is the large, recently fitted kitchen and dining area, which occupies the entire lower ground floor.

There are stunning views of the sea and estuary towards Crow Point from various vantage points throughout Irsha Cottage, with the top floor particularly affording a 'wow' factor with its panoramic view.

The property features three well-appointed bedrooms (two en-suite), ensuring comfort and privacy for all family members or guests. The upstairs living room could be utilised as an additional bedroom, if required.

Outside a good-sized walled garden with mature planting backs onto the estuary, and a summerhouse offers the opportunity for eating al fresco enjoying the stunning views and sunsets.

Additionally, a much sought after freehold garage is located nearby and is available through separate negotiation.

This waterside home not only offers direct sea and estuary views but also a unique opportunity to embrace the coastal lifestyle in the heart of Appledore.

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. There are also live music events, popular deli's, bakeries and fish docks. 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.

**Services:** All main services are connected, including Gas Central Heating

**Energy Performance Certificate:**  
Grade II Listed

**Council Tax Banding:** C

**Directions:** From Bideford proceed over the Heywood roundabout on the A39 towards Westward Ho! and turn right signposted to Appledore. Continue down the road (Churchill Way) passing the football club on your right. Follow this road down the hill into Appledore's village centre, continue through the village onto Torridge Road and on your right-hand side is access to a small car park with garages. Once parked, follow 'The Path' into Irsha Street and follow the street left and the property can be found on the right-hand side labelled '19' outside.







These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

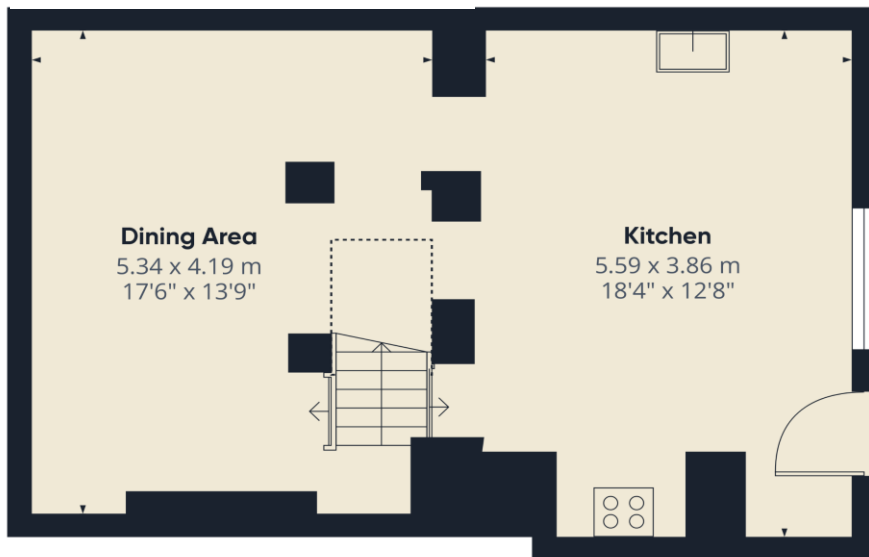






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## LOWER GROUND FLOOR



Approximate total area  
43.97 m<sup>2</sup>  
473.29 ft<sup>2</sup>

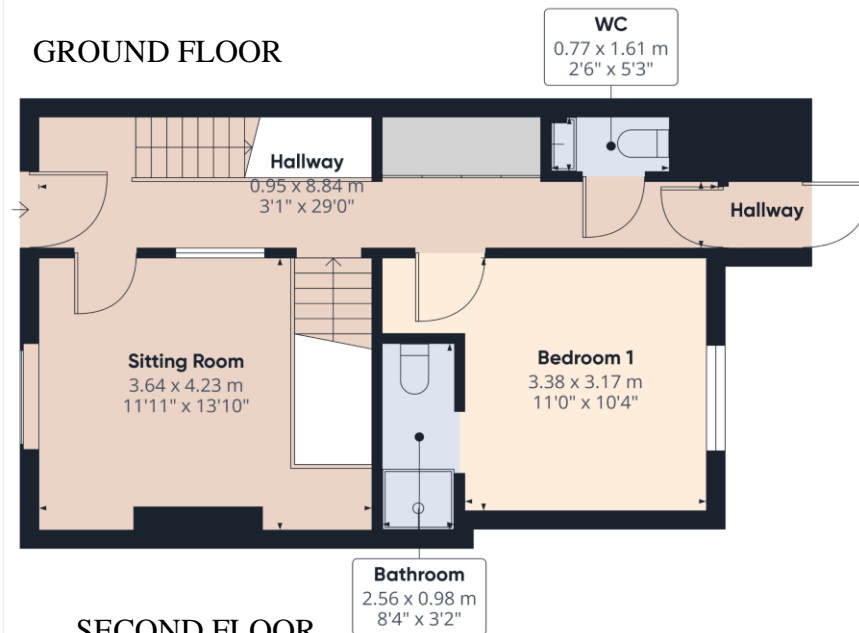
Reduced headroom  
1.42 m<sup>2</sup>  
15.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

## GROUND FLOOR

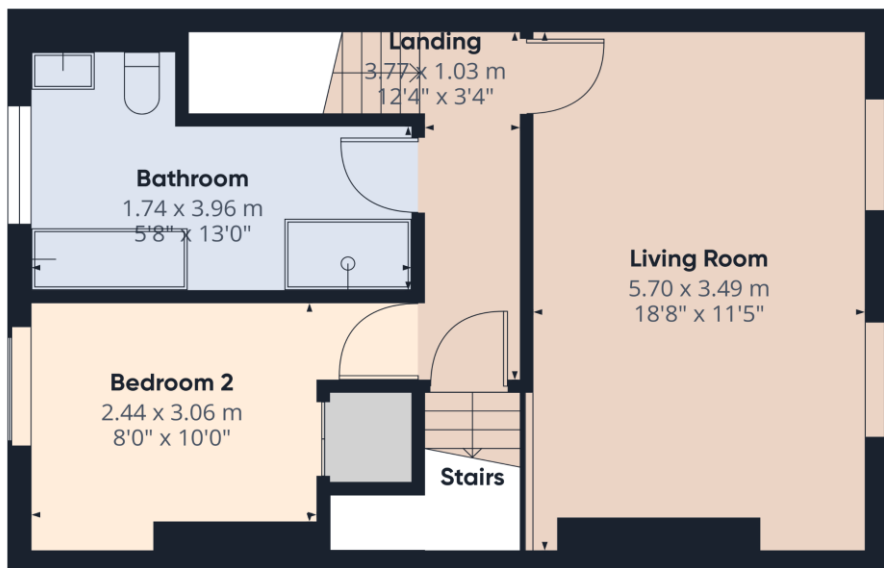


Approximate total area<sup>1</sup>  
42.93 m<sup>2</sup>  
462.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## FIRST FLOOR

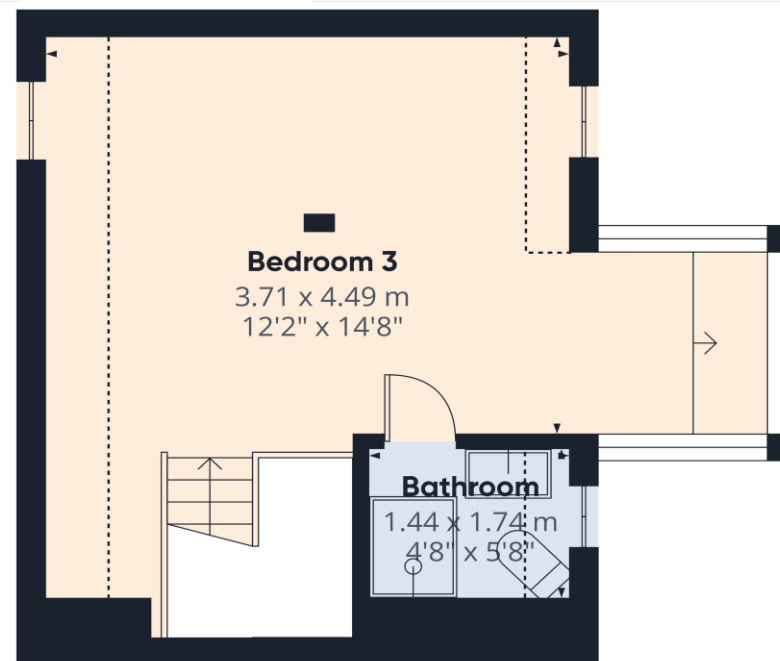


Approximate total area<sup>1</sup>  
44.67 m<sup>2</sup>  
480.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## SECOND FLOOR



Approximate total area<sup>1</sup>  
24.52 m<sup>2</sup>  
263.93 ft<sup>2</sup>

Reduced headroom  
3.76 m<sup>2</sup>  
40.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

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## Outside:

This property boasts an exceptional rear walled garden, directly backing onto the estuary with amazing views over the water and out to sea, looking over towards Crow Point. At the far end of the garden there is a lovely summerhouse offering a delightful sheltered place to sit and absorb the stunning views. The garden is mainly laid to grass with high walls on each side giving privacy from neighbouring properties.

A boat mooring (a floating buoy) would be available and accessible by slipways next to the lifeboat station or alongside the Royal George Pub.

A large garage with sufficient space for a good size car - together with kayaks, surf boards, bicycles etc - and enjoying a private parking space for a second vehicle in front of it, located a short walk away in West Irsha Street car park. Accessible from the Torridge Road and (on foot) from Irsha Street itself, this much sought after garage is the subject of separate negotiation.

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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.



