



Nana's Haven

66 Irsha Street, Appledore, Bideford, Devon EX39 1RY

Price Guide: £289,500

HARDING & CO
ESTATE AGENTS & VALUERS

A delightful former fisherman's cottage in a picturesque location within one of Appledore's most popular areas. This 3-bedroom property over 3 storeys has beautiful estuary views from two of its bedrooms. The cottage has a lovely fireplace with wood burning stove, good sized bedrooms and living space with its main bedroom being located on the top floor with stunning views. This would make for an excellent full-time home or holiday let property. Permit parking is available nearby and there is unrestricted on-street parking on Torridge Road.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course. Irsha Street is a very popular residential road with two small slipways, and its multicoloured cottages which come in all shapes and sizes. There are two waterside pubs (The Beaver & The Royal George) being within a short walk. The long-established right to moor a boat in the estuary, is also another perk to living in this village.



Outside

At the rear of the property from the kitchen is access to the shared rear south facing cobbled courtyard space, with enough space for tables and chairs. It leads back to the front of the property and Irsha Street. This is a private courtyard shared between neighbouring cottages.

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 and continue to the bend in the road by the Beaver pub. Continue past the pub and alongside the wall towards the Royal George Pub and No.66 is on the left hand side.

Services

All mains connected. Gas CH.

Energy Performance Certificate: TBC

Council Tax Banding: B





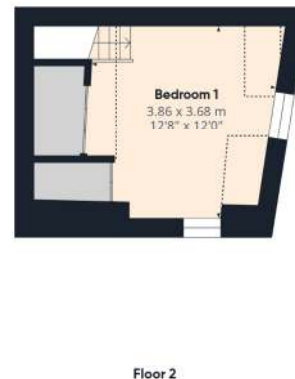
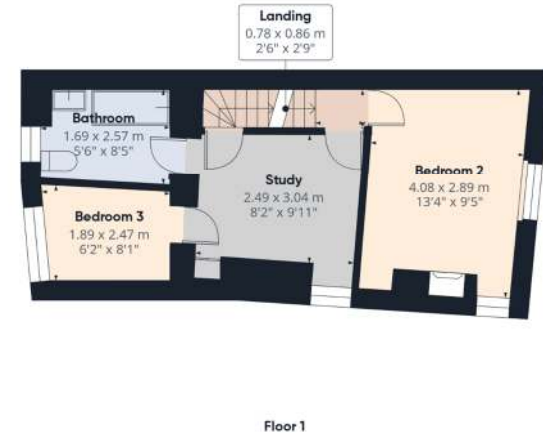
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Approximate total area^m

73.4 m²

790 ft²

Reduced headroom

3.5 m²

37 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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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