



Dorey Cottage,  
47 Irsha Street, Appledore, Bideford, Devon EX39 1RZ

Price Guide: £500,000

**STUNNING WATERSIDE PROPERTY! – A rare opportunity.**

A very well presented, light and airy cottage on Appledore waters' edge with superb views over the estuary.

The property offers deceptively spacious and flexible accommodation with three double bedrooms (1 ground floor en-suite), first floor shower room, lovely open-plan living/dining/kitchen arrangement with an outlook over the estuary plus access to the courtyard garden & external store. Dorey Cottage is Grade 2 listed, and is currently used as a successful holiday let 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.



**Accommodation Comprises**

**Kitchen/Living Area**

25'5 x 16'5 (7.76m x 5.01m)

**Bedroom 3**

13'6 x 8'11 (4.12m x 2.74m)

**En-Suite**

7'10 x 5'0 (2.40m x 1.53m)

**Bedroom 1**

11'9 x 11'0 (3.60m x 3.36m)

**Bedroom 2**

11'0 x 10'9 (3.37m x 3.28m)

**Shower Room**

8'11 x 5'9 (2.74m x 1.76m)

**Outside**

The garden to the rear comprises of a paved patio area – perfect for dining directly backing onto the estuary - it is a superb vantage point. There are also a range of outside storage cupboards.

**Services:**

Mains electric, water, gas central heating.

**Energy Performance Certificate:** Exempt as Grade 2 listed.

**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. The property will be found after passing the Beaver and Royal George pubs, on the right-hand side.







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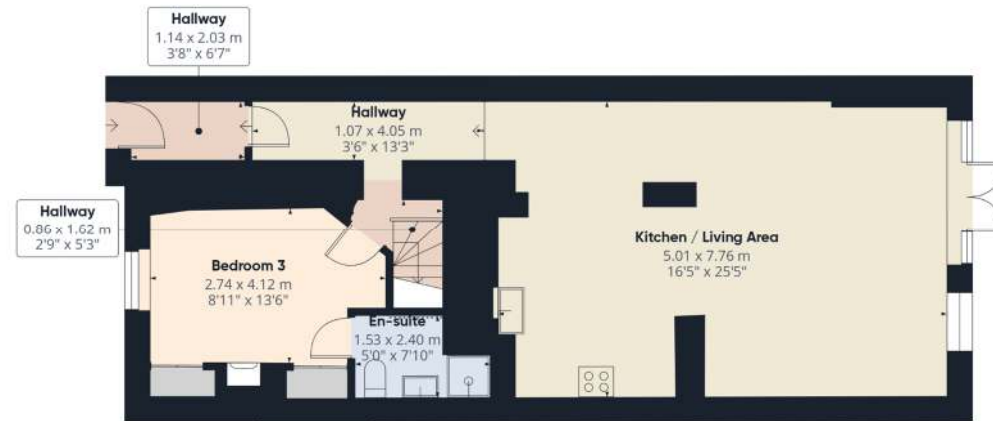


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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will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



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

96.5 m<sup>2</sup>  
1038 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(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.

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