



17 Irsha Street  
Appledore, Bideford, Devon EX39 1RZ

Price Guide: £499,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

## A charming waterside cottage

An extremely well presented 3 bedroom Grade II listed character property in Irsha Street, backing directly onto the estuary with its own access to the water.

Briefly comprising: A very well-equipped Kitchen/breakfast room, a ground floor cloakroom, a lovely sitting/dining room with a part glazed roof extension that offers access to the enclosed lawned garden with the estuary at the rear, also two 1st floor bedrooms, the larger room at the rear offering fabulous sea views and a family bathroom. There is a second floor master bedroom with sea views. No Chain.

Located at the Lifeboat end of Irsha Street within the village. 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.



**Outside:** The garden to the rear comprises of a lovely fully enclosed area of lawn plus stone patio area – perfect for dining directly backing directly 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:** Grade II Listed so exempt

**Council Tax Banding:** D

**Directions:** The property will be found after passing the Beaver and Royal George pubs, on the right-hand side towards the lifeboat end of Irsha St. There is ample parking close to the cottage by either The Green or in Jubilee Terrace.





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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.



Floor 0



Floor 1



Floor 2



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

69.3 m<sup>2</sup>  
746 ft<sup>2</sup>

Reduced headroom

4.5 m<sup>2</sup>  
48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Disturbed 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.

GIRAFFE 360

