



46 IRSHA STREET
APPLEDORE, BIDEFORD, DEVON, EX39 1RZ

GUIDE £495,000

Favourably positioned on one of Appledore's most desirable streets, this 3 Bedroom Grade II Listed double-fronted cottage, believed to date back to the 16th century, offers a combination of period character, an unexpectedly generous garden and wonderful village setting.

Set along Irsha Street, the property enjoys a highly favoured village position, ideal for embracing Appledore's relaxed coastal lifestyle. Stepping out to the right, the Royal George and Beaver Inn are both within easy walking distance, offering popular dining options, while the quayside - with its independent cafés, restaurants and shops - can be reached in under ten minutes.

Exiting the cottage to the left, after a short stroll, a small green with park benches opens out to views across the river Torridge and the bar (where the river and sea meet), providing a pleasant outlook and a lovely place to sit and enjoy Appledore's renowned sunsets. The presence of the RNLI lifeboat on the water adds to the sense of connection with the village's strong maritime heritage.

The cottage itself is rich in character, with original features carefully retained and sensitively complemented to preserve the integrity and charm of the building. Exposed beams and traditional detailing are evident throughout, creating a warm and authentic feel.

The accommodation opens into a welcoming kitchen/dining room, a practical and sociable space well suited to everyday living and entertaining. From here, a door leads directly out to the surprisingly large rear garden, a notable feature for a property of this type and location.





The living room is centred around a charming inglenook fireplace with wood-burning stove, complemented by exposed beams and a comfortable, inviting atmosphere. Also on the ground floor is a modern shower room, providing contemporary convenience with a generous shower enclosure, stylish panelling and two Velux windows allowing in natural light.

On the first floor, there are three bedrooms, comprising a good-sized double and two further single rooms. The character of the cottage continues throughout, with period features reinforcing the consistency and appeal of the accommodation.

Arranged over two levels, the garden - approx 53' x 23' - includes a patio seating area, steps rising to a lawned section, and a substantial 20-foot workshop. A covered seating area provides an additional sheltered space, while a useful lean-to, divided to accommodate laundry facilities and storage, adds further practicality.

Overall, this is a well presented historic cottage, ideally positioned to enjoy village life, nearby river views and coastal surroundings, offering a thoughtful balance of character, comfort and outdoor space in one of Appledore's most sought-after locations.

NEED TO KNOW

Services: All mains services are connected. Gas fired central heating - (Worcester combination boiler).

Energy Performance Certificate (EPC): Exempt owing to Grade II Listed status
Council Tax: 'Band B' (£1,944.68)

What3Words: refreshed.dart.myth





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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