

The Old Boat House

Price Guide: £525,000

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

HARDING & CO
ESTATE AGENTS & VALUERS

CHARMING WATERSIDE PROPERTY! –

Wonderfully well positioned on the estuary side of Irsha Street is a mid-terrace 3-bedroom, 3 storey waterside house with pretty terracing at the rear – a perfect spot to enjoy the stunning uninterrupted outlook across to Instow and out to sea. The accommodation is full of original character that comprises three bedrooms – one with a stunning view plus first floor bathroom, a cosy sitting room with the same outstanding view, a large family kitchen/dining space on the lower ground floor (and cloak) with the access to the courtyard. There is an additional usable space in the loft with ladder access and velux windows offering a spectacular rooftop aspect of the water. The house is unusual for Irsha Street for having a front courtyard space – an advantage.

The Old Boat House is a true Appledore gem and offers a real feel towards its boating history and makes an excellent family property in an enviable location within the village.



The Old Boat House is excellently 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.

Services
Gas central heating, mains water, electric and drainage. Local Authority is Torridge District Council. Energy Performance Rating: 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 where the property will be found after a short distance on the right-hand side just after the mini-beach.















Approximate total area(1)

120 m²

1293 ft²

Reduced headroom

8.2 m²

88 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

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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.

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.







