



Boatman Cottage,      Price Guide: £499,000  
141 Irsha Street, Appledore, Devon EX39 1RY

**HARDING & CO**  
ESTATE AGENTS & VALUERS



## WONDERFUL WATERSIDE PROPERTY!

Superbly positioned on the estuary side of Irsha Street is a 3 storey, 3 bedroom, period waterside house with a generous outdoor terrace, perfect to relax and enjoy the stunning uninterrupted outlook across to Instow and over the estuary towards Crow Point.

The property offers beautifully presented and spacious accommodation throughout with the living space on the lower level alongside the master bedroom & en suite shower room - this room overlooks the estuary as well adjoining an outside seating area – looking over the sea. The ground floor (entrance level) hosts a well equipped kitchen and dining room and there are an additional 2 bedrooms on the first floor and a family shower room.



### The Village:

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing 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 Golf Course. A regular bus service provides access to the port and market town of Bideford is approximately 3 miles distant.

### Outside:

A feature to this property is its possession of two areas of outside space accessed from the front and rear of the house. The end of terrace holds a distinct advantage with gated access to the property and terraces. There is a lovely patio overlooking the estuary – a wonderful space for dining and entertaining plus a balcony/terrace on the lower ground floor – directly next to the water – a real appeal.

On road car parking is available, and the Churchfields Car Park is a very short distance away, where a permit parking is available.

**Services:** All main services connected including full gas central heating.

**Energy Performance Rating: D**

**Council Tax Band:** Currently Business Rated



## 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<sup>(1)</sup>

88 m<sup>2</sup>

948 ft<sup>2</sup>

Balconies and terraces

23.8 m<sup>2</sup>

256 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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