



Pepper's Cottage

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

Price Guide: £375,000

A beautifully presented and completely restored two-bedroom cottage with estuary views from the south facing garden. Positioned just a short stroll away from the vibrant quay, independent shops, restaurants, pubs and parking facilities, this cottage benefits from a beautifully crafted hand-made kitchen, underfloor heating through the ground floor and a stunning upstairs shower room & WC to name a few of the many improvements. This property also has a private, south facing garden with a patio and an elevated sun terrace which overlooks the estuary. A true gem within Appledore.

This home from home is currently used as a successful holiday let and is being sold with no on-going chain.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course. Irsha Street is a very popular residential road with two small slipways, and its multicoloured cottages which come in all shapes and sizes. There are two waterside pubs (The Beaver & The Royal George) being within a short walk, and limited parking can be found at various points along the road, or in nearby roads accessed off the alleyways. The long-established right to moor a boat in the estuary, is also another perk to living in this village.



Outside

Garden access is via the kitchen, stepping out into a concrete courtyard with storage availability and stone steps leading towards a south facing lawned garden, lovely patio area and elevated sun terrace with views over the estuary.

Directions

From Appledore Quay, with the river on your right, follow the road past the main car park towards the church. Take the right turn into Irsha Street and continue to the bend in the road by the Beaver pub where the property is situated just before on the left-hand side, close to the parking spaces.

Services:

Electric & Water connected. Underfloor heating. (electric) Modern Electric Heating on the First Floor. Vented Tank within Loft providing Hot Water.

Tenure: Freehold

Energy Performance Certificate: tbc

Council Tax Banding: Business Rated (currently) Previously A.





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Approximate total area^m
59.3 m²
638 ft²

Reduced headroom
1 m²
11 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.

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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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