

Gull Cottage

4, Ibex Court, Irsha Street, Appledore, Devon EX39 1RR

Price Guide £465,000

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A charming direct waterside, 3-bedroom (2 bath/shower rooms) house located in the sought-after Ibex Court on Irsha Street, Appledore. This delightful property boasts not only a modern cottage feel but also stunning estuary views from each bedroom and terrace that will take your breath away.

As you step inside, you are greeted by a cosy kitchen/diner with wood burning stove and modern kitchen fitments with integrated appliances, perfect for relaxing or entertaining guests. This leads through to the lovely bright L-shaped living area which enjoys direct estuary views and access to the private riverside terrace. With three inviting bedrooms and two well-appointed bathrooms, this house offers ample space for a family or those who enjoy having guests over and would be a perfect holiday rental due to its waterside location.

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, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



Part glazed stable style entrance door to:

Kitchen/Diner
13' 1" (4m) x 12' 2" (3.71m)

L-Shaped Living Room
18'7" max (5.67m) x 15' 7" max (4.74m)

Master Bedroom
11'10" (3.61m) x 11'9" (3.57m)

Ensuite Wet Room

Family Bathroom (ground floor)

First Floor Landing

Bedroom 2
9'7" (2.92m) x 10'7" (3.23m)

Bedroom 3
10'4" (3.16m) max x 10'2" (3.09m)

Outside

The cobbled frontage is limited to a few pots and nautical ornaments. The rear terrace, accessed from the sitting room, has enough entertaining space for a couple of sets of table and chairs and BBQ etc and enjoys uninterrupted views over the Estuary and sea towards Crow Point.

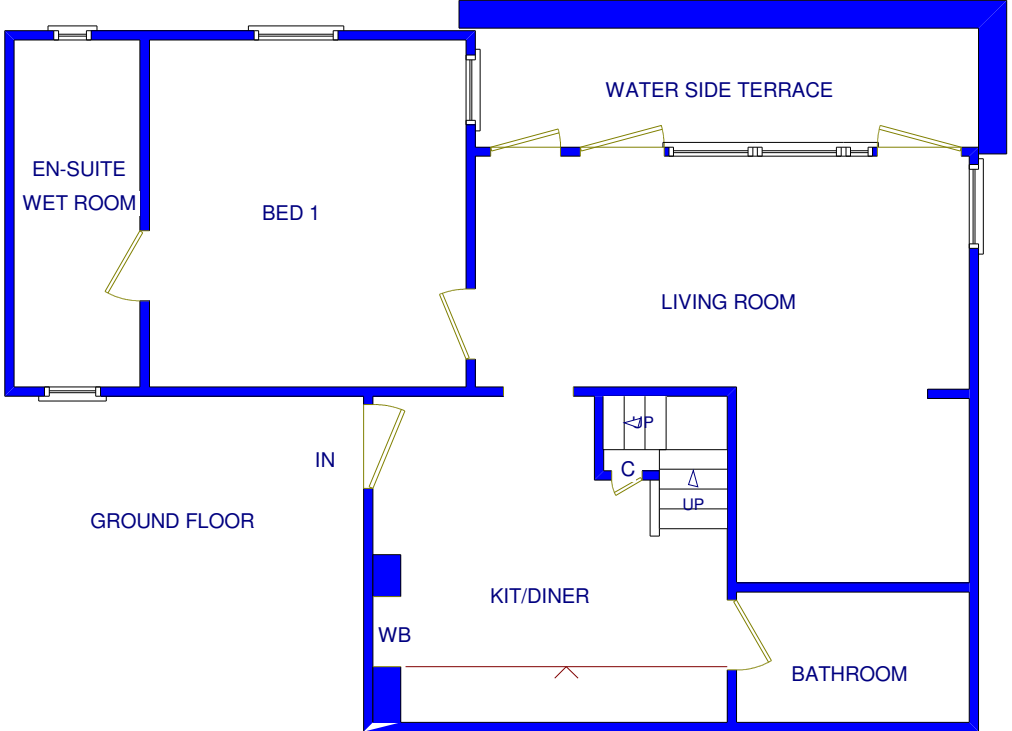
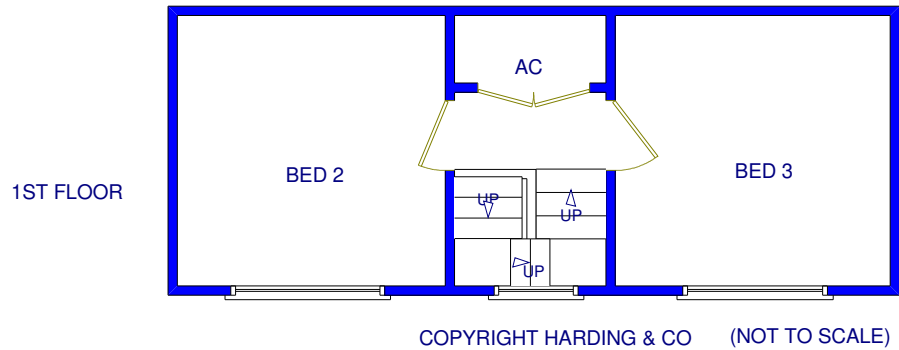
Services: All main services connected, gas CH, PVCu double glazing.

Energy Performance Certificate: C

Council Tax Banding: C

Directions: From the large car park near the main Appledore slipway, it is advisable to proceed on foot, along Irsha Street towards the Beaver public house and there are two alleyways on the right hand side just after the Irsha Street slipway giving access to Ibex Court. Gull Cottage can be found on the far right of the courtyard in the corner.





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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.

