



## 86 Irsha Street, Appledore, Bideford, EX39 1RY

£315,000

- Delightful Estuary Views
- Well-Planned Accommodation
- 2 Double Bedrooms with Ensuites
- Successful Holiday Let
- Charming Cottage
- South-West Facing Patio Garden
- Level Walk To The Quay
- Must See!

Morris and Bott are pleased to present this beautifully maintained character cottage, ideally located on the highly sought-after Irsha Street, just moments from Appledore's vibrant quayside.

Arranged over two floors, this delightful cottage welcomes you straight into a characterful dining room. From here, you are drawn into a cosy lounge, rich in charm with its exposed wooden beams, creating the perfect space to relax. To the rear, a quaint galley kitchen provides access out to the courtyard garden. Upstairs, the cottage continues to impress with two comfortable bedrooms. The master bedroom enjoys lovely views towards the estuary and benefits from its own en-suite shower room, while the second bedroom features fitted wardrobes and a further ensuite bathroom.

This charming property would suit a variety of buyers, whether as a permanent residence, a holiday retreat, or an investment opportunity. Early viewing is highly recommended to fully appreciate all it has to offer.



Council Tax Band: Exempt



## LOCATION

Nestled on the North Devon coast, Appledore is a picturesque fishing village brimming with charm and character. Its winding narrow streets are lined with colourful cottages, independent shops, and welcoming pubs, all leading down to the pretty quayside where you can watch boats drift along the estuary.

The village is well known for its strong sense of community and thriving arts scene, with regular galleries, craft shops, and events such as the annual Appledore Book Festival. For day-to-day amenities, you'll find local stores, cafés, and restaurants serving fresh seafood right on your doorstep.

Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 2-mile drive and is a favourite with surfers, families, and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.

## ACCOMMODATION

### GROUND FLOOR

#### DINING ROOM

10'5" x 7'8"

#### SITTING ROOM

16'6" x 13'6"

#### KITCHEN

10'3" x 6'2"

### FIRST FLOOR

#### BEDROOM ONE

14'10" x 9'6"

#### ENSUITE BATHROOM

7'4" x 7'3"

#### BEDROOM TWO

14'7" narrowing to 12'3" x 13'6"

#### ENSUITE SHOWER ROOM

7'5" x 6'1"

### OUTSIDE

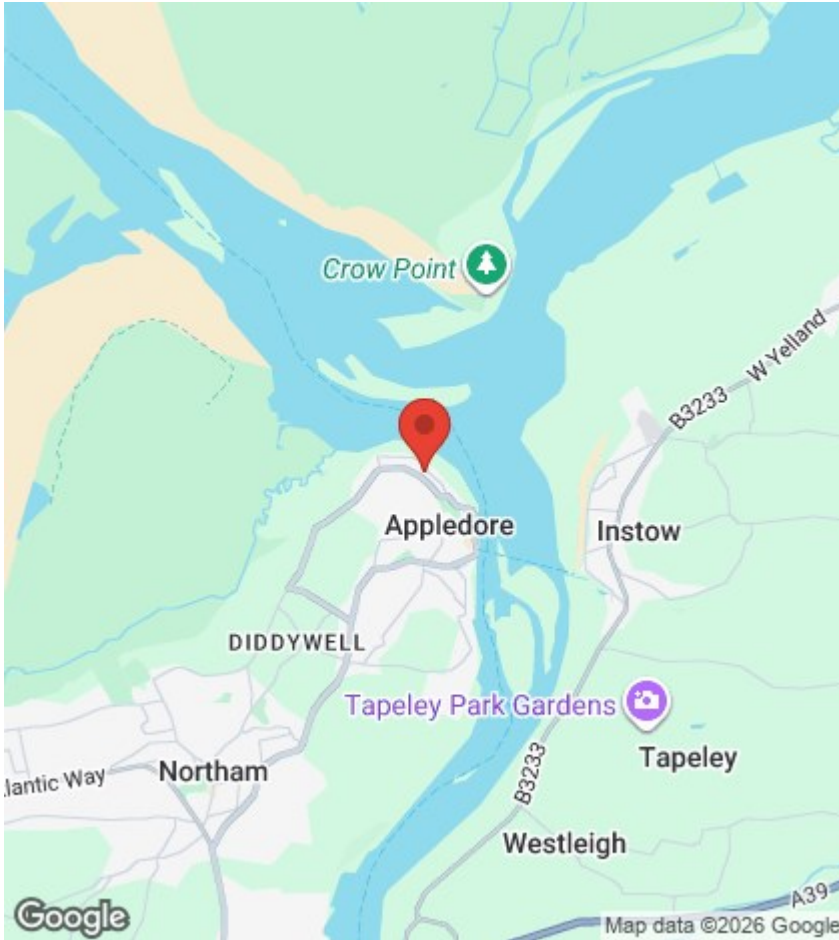
The property benefits from an enclosed tiered south facing garden, perfect for entertaining or simply kicking back and relaxing.

### SERVICES

Services: All Mains Services Connected. Electric heating. Council Tax: Band: Currently business rated.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps. Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.






## Directions

From Appledore Quay proceed North towards Irsha Street, continue down Irsha Street to the Beaver Inn where the property will then be found on the left hand side, just before the right hand bend in the road.

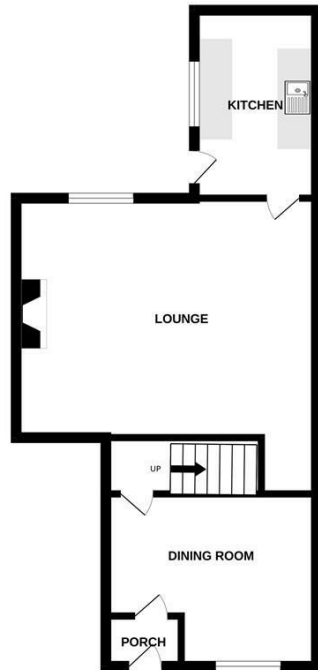
## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating: TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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