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Changing Lifestyles

The Yard Arm
137A Irsha Street
Appledore
Bideford
Devon
EX39 1RY

Asking Price: £550,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

The Yard Arm, 137A Irsha Street, Appledore, Bideford, Devon, EX39 1RY

AN ARCHITECTURALLY DESIGNED WATERSIDE PROPERTY



- 4 Bedrooms (Master Bedroom opening to a full-width waterside terrace)
- Accommodation arranged over 3 floors
- Open-plan Kitchen & Living Room with large picture windows & direct sea views
- Private Balcony off the living area overlooking the estuary
 - Two well-appointed Bathrooms
- Exposed beams, high vaulted ceilings & skylights
- Currently operated as a successful holiday let with repeat bookings & proven track record
- Would also make an exceptional second home or full-time lifestyle property



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Overview

Situated directly on the water's edge on Appledore's historic Irsha Street, "The Yard Arm" is a rare and architect-designed 4 Bedroom coastal home that seamlessly blends traditional charm with modern comfort. Built on the site of a former boatyard, this three-storey property offers panoramic estuary views from every level, including a private balcony off the open-plan living area and a spacious waterside terrace accessible from the master bedroom.

Character features such as exposed beams and vaulted ceilings complement the light-filled interiors, while the flexible layout includes 4 Bedrooms and 2 Bathrooms.

Currently a successful holiday let generating approximately £30,000 annually, this home also serves as an exceptional second or permanent residence. Located at the quieter end of Irsha Street, just moments from the village car park and amenities, it offers easy access to Appledore's vibrant quayside, independent shops, galleries and eateries, as well as nearby attractions like the Northam Burrows Country Park and Westward Ho!'s sandy beach.

Whether as an investment or a lifestyle choice, this unique waterside property presents an unparalleled opportunity in one of North Devon's most sought after coastal villages.

Council Tax Band

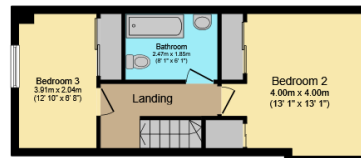
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Ground Floor
Floor area 42.1 sq.m. (453 sq.ft.)



First Floor
Floor area 41.2 sq.m. (444 sq.ft.)



Second Floor
Floor area 37.1 sq.m. (399 sq.ft.)

Total floor area: 120.4 sq.m. (1,296 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Area Information

Appledore is a picture-postcard village with a rich maritime heritage, famed for its cobbled streets, pastel-painted cottages and bustling quayside. The village boasts a thriving arts scene, independent galleries, cafés, pubs and restaurants, as well as a mini-supermarket, post office, primary school, library and places of worship – all just a short stroll away.

Nature lovers will adore the nearby Northam Burrows Country Park and the rolling surf at Westward Ho!, home to a Blue Flag beach and championship golf course. Regular local buses connect the village to the historic market town of Bideford, just 3 miles away.

Directions

From Appledore Quay, with the River Torridge on your right hand side, 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 onto Irsha Street. The property will be found after a short distance on your right hand side just after the mini beach.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	