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Changing Lifestyles

66 Irsha Street
Appledore
Bideford
Devon
EX39 1RY

Offers In the Region Of: £255,000
Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

A CHARACTER FORMER FISHERMAN'S COTTAGE IN CENTRAL APPLIEDORE



- 3 Bedrooms (2 enjoying Estuary views)
- Versatile, well-maintained accommodation that has recently been redecorated throughout
- Accommodation arranged over three floors
 - Charming shared cobbled courtyard
- Situated in the very heart of the ever-popular & historic fishing village of Appledore
 - No onward chain
- Ideal as a full-time family home, a charming coastal retreat or an investment opportunity



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Overview

Situated in the very heart of the ever-popular and historic fishing village of Appledore, this charming former fisherman's cottage offers a rare opportunity to enjoy village life at its very best. Located on one of Appledore's most sought after streets, Irsha Street is a picturesque and colourful terrace renowned for its artistic flourishes and quaint detailing, creating a vibrant and welcoming atmosphere that perfectly reflects the character of the village. From here, two of Appledore's most popular pubs/restaurants are just a short stroll away, while the property, itself, enjoys attractive estuary views from two of the bedrooms, adding to its undeniable appeal.

The house is arranged over three floors and provides versatile, well-maintained accommodation that has recently been redecorated throughout, resulting in a light and airy feel. On entering the property, you are welcomed into a generous open-plan living / dining room, featuring a large sash window, wood laminate flooring and a wood burning stove set within a stone chimney breast, creating a warm and inviting focal point. A useful storage cupboard is also neatly positioned within this space. The living area flows naturally into the kitchen which overlooks the shared courtyard garden and is fitted with a range of cabinets and drawers, a built-in 4-ring hob, an eye-level oven and space and plumbing for a washing machine. From the kitchen, a door leads through to a rear porch, providing access to a convenient ground floor WC and a further door opening onto the rear courtyard.

The courtyard, itself, is a particularly charming feature, being a shared communal space with attractive cobbled flooring and ample room, as shown in the photographs, for a small table and chairs, making it an ideal spot to sit out and enjoy the surroundings.

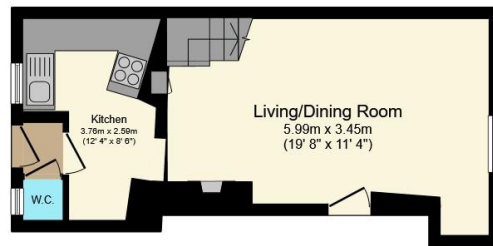
On the first floor, a central landing area, currently described as a study on the floor plan, offers excellent versatility and could be used as a reading room, home office or even an occasional bedroom. From this space, access is provided to bedrooms two and three, as well as the bathroom. The second bedroom is positioned at the front of the property and enjoys lovely estuary views, benefiting from a dual aspect that allows plenty of natural light to fill the room. The third bedroom is smaller in size and would suit a variety of uses, including a child's bedroom, nursery, study or home office. The bathroom is fully tiled and fitted with a 'P' shaped bath with shower over, a WC with dual flush, a pedestal wash basin and a window.

Stairs rise from the study area to the second floor, where the main bedroom is located. This is a particularly attractive room, again, enjoying dual aspect windows with estuary views, along with built-in cupboards and wardrobes, making it a spacious and comfortable principal bedroom or an ideal guest suite.

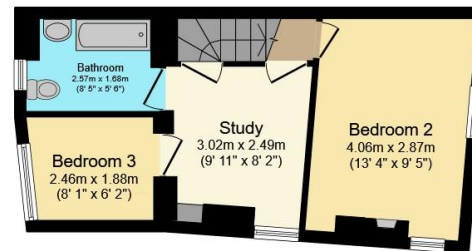
The property is offered for sale with the distinct advantage of no onward chain and would suit a wide range of buyers, whether as a full-time family home, a charming coastal retreat for couples or an investment opportunity. Appledore is especially well-regarded for its successful holiday lets, and few locations within the village are as appealing as this. An early viewing is highly recommended to fully appreciate all that this delightful cottage has to offer.

Council Tax Band

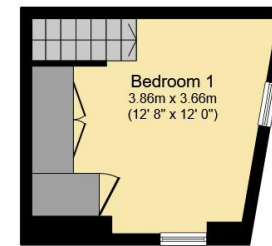
B - Torridge District Council



Ground Floor
Floor area 30.6 sq.m. (329 sq.ft.)



First Floor
Floor area 31.8 sq.m. (343 sq.ft.)



Second Floor
Floor area 16.9 sq.m. (182 sq.ft.)

Total floor area: 79.3 sq.m. (854 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 sought after area to live. A famous port and shipbuilding village, Appledore is now a delightful example of picturesque North Devon at its best. There are many country walks around the village and the outlying areas, including the popular Northam Burrows and the nearby Westward Ho! Beach.

Local amenities include cafés, a delicatessen, a grocers and gift shops. There's also a primary school, a library and a number of churches around the village. You'll never be short of places to eat and drink in Appledore as well, as the choice of restaurants and pubs is extensive for a village of its size.

In nearby Northam there is a public swimming pool and gym too. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

Appledore is a friendly village and the locals host many community events, so if you're the kind of person that loves to join in, there's something to occupy just about everybody all year around.

Directions

From Bideford Quay proceed in the direction of Appledore and upon reaching the village via Churchill Way, proceed along Appledore Quay passing The Seagate on your left hand side. Proceed past the Church and then take the right hand turning onto Irsha Street. Continue along the road passing The Beaver Inn on your right hand side. Continue until you see The Royal George on your right hand side and number 66 Irsha Street on your left hand side.

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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We are here to help you find and buy your new home...

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Email: bideford@bopproperty.com

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Please do not hesitate to contact
the team at Bond Oxborough
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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

