



West Farm

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

Price Guide: £1,190,000

"West Farm" is believed to be one of the oldest properties (Grade 2 listed) in the popular fishing village of Appledore, with parts of the property apparently dating back to the 1600's with subsequent additions at later dates.

This very substantial three storey house with up to 8 beds and 5 bathrooms, would make a splendid family home, or suitable for dual occupation, but would also be ideal as a guest house or bed breakfast business, as it is conveniently located in the heart of this popular village, known for attracting holidaymakers all year round.

The front facing rooms benefit from direct views of the river estuary with far reaching view over the water to Crow Point and Saunton.

The property is well presented with an abundance of character features and has undergone various improvements by the current owners since they took ownership of this special property 8 years ago.

At the rear is a wonderful mature stone walled south facing garden (approx. 0.33 acre) which has been lovingly designed and cultivated, with one of the most unusual attributes of the house being located in the middle of this historic village, is the two double garages, and a further, gated, hard standing space for a motorhome or similar, which are a very rare commodity indeed.

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.

The property is approached through a metal gate that leads into a pretty courtyard at the side and steps up to a secluded patio area.

There are two entrance hallways, one in the original part of the house. At the front of the house is a spacious drawing room with original features including an attractive marble fireplace, ceiling cornice and a large arched sash window to enjoy the estuary views. There is a study which leads into the dining room with a cast iron fireplace and coving.

The dining room has a door to a second entrance hall with the second staircase. There is a cloakroom, porch with coat cupboard and separate doors leading into the kitchen and sitting room. The impressive sitting room has a large open fireplace with wood burning stove and double doors opening to a secluded courtyard.

The large Kitchen is fitted with a range of custom-built oak units with a large island and built in appliances under granite worktops. Walk in larder and utility room.

The first floor landing with attractive stained glass window leads to six bedrooms and two family bathrooms. The master has an en-suite. Bedroom 3 is at the front with estuary views. Bedroom 2 is at the rear of the house with en-suite and door to garden. The landing provides access to the top floor rooms, 2 attic bedrooms, a bathroom and large attic room.

The garden has a walled south facing mature garden of approximately 0.33 of an acre with mature trees, shrubs and flowering plants. There are several lawns and a pond. Double gates open into the adjacent car park

where there are two double garages. There is a permanent right of way across the car park to the garage, and the hard standing

#### **Services:**

All mains services connected, gas fired central heating

**Energy Performance Certificate:** Exempt as Grade II Listed.

**Council Tax Banding:** E

#### **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, past the Beaver and as you reach the Royal George pub the pedestrian entrance to West Farm can be found on the left hand side. Vehicular access is via the West Appledore car park





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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Approximate total area<sup>(1)</sup>  
184 m<sup>2</sup>  
1979 ft<sup>2</sup>



Approximate total area<sup>(1)</sup>  
94.8 m<sup>2</sup>  
Reduced headroom  
25.7 m<sup>2</sup>  
277 ft<sup>2</sup>

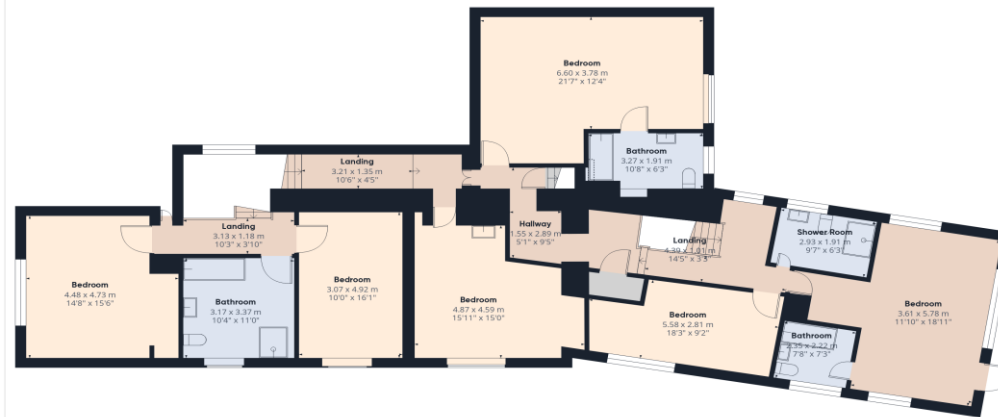
(1) Excluding balconies and terraces

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.

GIRAFFE 360

Floor 2 - Building 1



Approximate total area<sup>(1)</sup>  
178.1 m<sup>2</sup>  
1916 ft<sup>2</sup>  
Reduced headroom  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS  
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Floor 1 - Building 1



Approximate total area<sup>(1)</sup>  
60.3 m<sup>2</sup>  
650 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 0 - Building 2



