



Gannets Nest

139 Irsha Street Appledore, Bideford, Devon EX39 1RY

Price Guide £475,000

HARDING & CO
ESTATE AGENTS & VALUERS

A delightful 3 bedroom, former fisherman's cottage, with accommodation over 3 floors, located on the ever sought after Irsha Street in the heart of Appledore, right on the water's edge.

The property features two outside seating areas including a sun terrace which provides panoramic views towards the sand beach of Instow and Crow Point as well as an incredible place to relax or to participate in al fresco dining. River views can be observed from every level of this beautiful home from the rear elevations which provides a unique outlook to observe the change tidal flows throughout each day. The property is currently utilised as a successful holiday let but would also make an ideal main residence or second home.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course. Irsha Street is a very popular residential road with two small slipways, and its multicoloured cottages which come in all shapes and sizes. There are two waterside pubs (The Beaver & The Royal George) being within a short walk. The long-established right to moor a boat in the estuary, is also another perk to living in this village.



ACCOMMODATION:

RECEPTION HALL

Porch and inner hallway door to:

LIVING ROOM

12'11 x 12'8 (3.94m x 3.86m)

Central fire with log burner. French doors lead to:

LARGE BALCONY

10'9 x 9'7 (3.28m x 2.93m)

Space for table and chairs to enjoy the views over the estuary.

G/F BEDROOM 3

10'10 x 9'3 (3.30m x 2.81m)

Double bedroom with exposed stone fireplace.

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM

17'4 x 12'4 (5.29m x 3.76m)

Modern composite worksurfaces with wite cottage style units. Oven, hob and extractor. Inset sink and drainer, dishwasher and washing machine. Space for fridge/freezer. Door to terrace.

BATHROOM

Bath and shower cubicle, WC and wash hand basin.

REAR OUTSIDE TERRACE

15'5 x 12'6 (4.70m x 3.81m)

Storage area and space for paddle boards/surfboards.

FIRST FLOOR

BEDROOM 1

9'11 x 8'9 (3.01m x 2.66m)

Fitted cupboards over the stairs.

BEDROOM 2

12'11 x 8'9 (3.94m x 2.67m)

Double bedroom.

NIGHT CLOAKROOM

WC and basin

SERVICES

All main services connected. Gas fired central heating. uPVC double glazed windows.

COUNCIL TAX BAND: Currently Business Rated

ENERGY PERFORMANCE RATING: D

DIRECTIONS:

From Bideford Quay proceed towards the A39 Heywood roundabout and take the second exit towards Westward Ho!. Go past the Durrant House Hotel on your right and turn right signposted Appledore. Continue into the village and drive along the Quay into Churchfield Road. Turn right into Irsha Street, just after the car park on your right, and the property can be found on the right hand side.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

68 m²
732 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

CI RAFFE 360

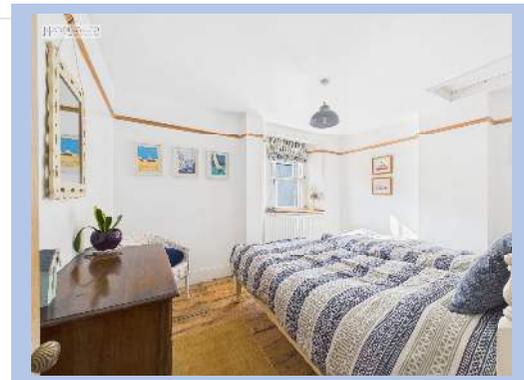
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



