



Captain's Corner

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

Price Guide: £640,000

Captain's Corner is an exquisite four-bedroomed period house nestled in the vibrant heart of this highly sought-after seaside village. This outstanding property has been the subject of an extensive and sensitive restoration and boasts an abundance of original features showcased with flair. The accommodation unfolds over three storeys and comprises a series of well-proportioned rooms which seamlessly combine the charm of the original house with luxury refinements. Spanning the top floor is a vast master bedroom currently utilised as a cinema room with a Juliet balcony framing fabulous, far-reaching views over the estuary and out to sea.

The private, south facing garden with side access is generous in size and provides an easy extension of the living space during warmer months. The garden has been beautifully landscaped into distinct areas for dining, relaxing and growing produce. Mature trees, perennial planting and seasonal flowers create an established setting to enjoy the sun throughout the day.

The property benefits from unrestricted on-street parking directly outside the house on a first come first served basis.

An immediate internal viewing is recommended to fully appreciate at first hand the remarkable level of detail and quality of the renovation.

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 multi coloured cottages which come in all shapes and sizes. There is a waterside pub (The Beaver) being within a short walk, and limited parking can be found at various points along the road including outside this cottage, or in nearby roads accessed off the alleyways. The long established right to moor a boat in the estuary, is also another perk to living in this village.

Outside

The rear garden is of particular note... There is a small courtyard accessed from the rear garden space extension and then further step that leads to a real unexpected treat! It is the painstaking result of several years or re-design and growth... it is a magical and uniquely large space in the heart of the village.

Services: All main services connected. Gas fired central heating.

Energy Performance Certificate: D
Council Tax Banding: C

Directions

From Bideford Quay proceed along Kingsley Road to the Heywood roundabout. Take the second exit straight across signed to Northam and Appledore. Follow this road and turn right towards Appledore into Churchill Way. Continue along the road into the village. As you enter Appledore drive alongside the Quay with the estuary on your right, passing the Seagate Hotel and the Churchfields car park. Take the next turning right into Irsha Street. Proceed along this road and the property can be found almost straight ahead of you as the road bears round the right close to the Beaver public house.





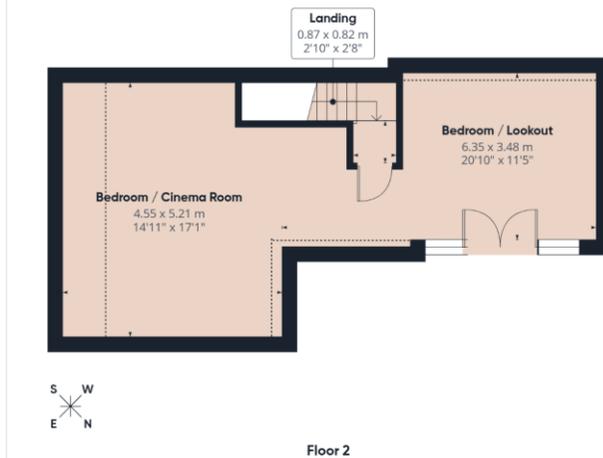
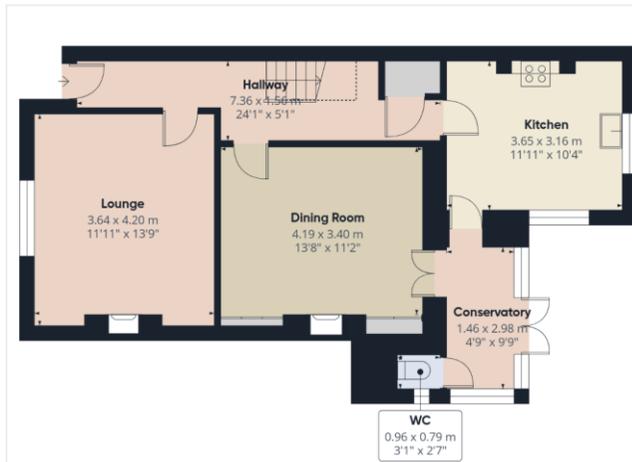
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Approximate total area⁽¹⁾
164.9 m²
1777 ft²

Reduced headroom
7.5 m²
80 ft²

(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.

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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.

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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