



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



This 3 double bedroom Waterfront property offers spacious accommodation throughout and is located in a superb position in the popular fishing village of Appledore enjoying spectacular views across the Estuary.



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1 Irsha Street, Appledore, Bideford, Devon,
 EX39 1RZ | £525,000

1 Irsha Street has been in the same family since 1963 and is coming to the market for the first time in over 60 years. The property dates back to 1767 and was refurbished and extended by the current owners in 2002.

This property is situated right on the Waters edge in the popular fishing village of Appledore. You can enjoy the spectacular Estuary views from each and every room within the house and can watch the comings and goings of the wildlife, lifeboat and the tide!

To the ground floor of the property is a spacious living room which opens into the kitchen breakfast room together with a family bathroom.

To the first floor are three double bedrooms, two of which have en-suite shower rooms and all of them enjoy superb views.

The courtyard garden is the best part of the property, a perfect place to sit back and relax and watch the ever changing view. The courtyard also has the distinct advantage of having side access.

Situation: Situated in a prime, coastal position with magnificent and unobstructed views over the Torridge Estuary. Appledore is a popular and picturesque fishing village, intertwined with cobbled streets and lined with a plethora of properties, from charming fisherman's cottages to former sail lofts, all focused around the historic quay. The village offers an excellent range of amenities including; a highly regarded shop/delicatessen, various independent/artisan shops, galleries, pubs, cafes, restaurants, takeaways, primary school and a church. As well as being steeped in maritime heritage, the village is now host to the renowned, 'Appledore Book Festival', celebrating both literature and crafts on an annual basis.

The Northam Burrows Country Park and Royal North Devon Golf Club (the oldest links golf course in England) are only a short distance away, as is the Tarka Trail, offering scenic walks along the North Devon coastline. The port town of Bideford offers a wider range of facilities including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Instow and Westward Ho! are close by and offer a mixture of sandy beaches, fine pubs/restaurants amongst other amenities and attractions.

From Bideford Quay, proceed towards Northam / Appledore along Kingsley Road passing Morrions on your right hand side. Upon reaching the Heywood Road roundabout, take the second exit to stay on Heywood Road (A386). Continue on this road turning right onto Churchill Way (B3236), signposted Appledore. Follow Churchill Way for approximately 1.2 miles as it descends towards the village, continuing to follow signs for Appledore. As you pass along the quay, carry on going until you get to the turning for Jubilee Road. We advise parking here and walk down Jubilee Road, turning right at the end and the property will be seen ahead of you on the left hand side.

Entrance Porch :

Living Room 21'9" (6.63m) x 13'4" (4.06m): A good sized room with a feature fireplace and hearth. The main focal point of this room is the large picture window which overlooks the estuary and allows for ever changing views.

Kitchen/Breakfast Room 14'0" (4.27m) x 11'11" (3.63m) : A spacious kitchen with plenty of space for a breakfast table. The kitchen has a range of matching cupboards at both base and eye level whilst there is under counter space for a dishwasher and washing machine. There is also another large window looking straight out onto the back garden and the Estuary.

Bathroom 6'8" (2.03m) x 5'10" (1.78m) : A 3 piece bathroom suite comprising of a bath, low level WC and wash basin.

Stairs : From the living room rising to the first floor landing.

Bedroom 1 13'2" (4.01m) x 9'9" (2.97m): Located at the rear of the property, a good size double room enjoying superb estuary and sea views.

En-suite 6'4" (1.93m) x 4'9" (1.45m) : A bright dual aspect en-suite comprising of a low level WC, wash basin and shower enclosure together with a feature 'Port Hole' window.

Bedroom 2 10'8" (3.25m) x 10'7" (3.23m) : A good sized double bedroom with Estuary views.

En-Suite 6'4" (1.93m) x 4'11" (1.5m) : A fully tiled shower room with low level WC, wash basin and shower cubicle.

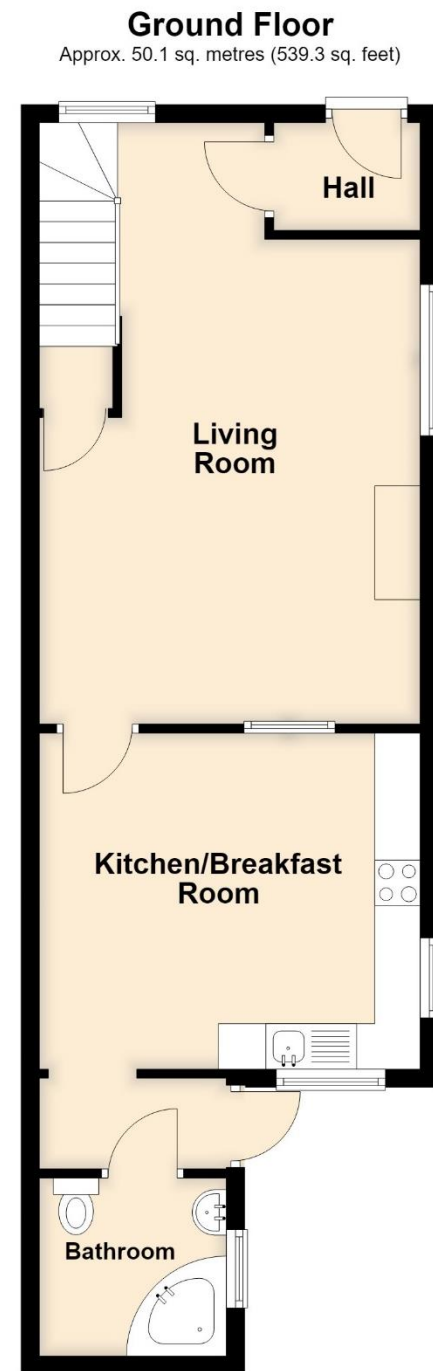
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En-Suite 6'4" (1.93m) x 4'11" (1.5m) : A fully tiled shower room with low level WC, wash basin and shower cubicle.

Bedroom 3 11'2" (3.4m) x 10'10" (3.3m) : Located at the front of the property, a good sized double bedroom.

Outside : There are not many words that can describe the outside of this property, but the best we can use would be breathtaking! To the rear of the property is a fully enclosed courtyard garden with a balcony looking straight out onto the Estuary. The current owners love nothing more than sitting out here on a summers day, watching the tide come in and out with a glass of wine and we can see why!

The rear of the property has the benefit of a side gate with side access into the garden.



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