



Captain's Corner

78 Irsha Street, Appledore, Devon EX39 1RY

Price Guide £550,000

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A spacious and most interesting 4 bed house with estuary views, good sized garden, parking and a garage. The flexible accommodation arranged over 3 floors, the top floor of which enjoys spectacular estuary views. This property has been used as a private holiday home but would equally suit full time living due to the size of the accommodation, the private sizable garden and the nearby garage and parking space. This house is situated in one of Appledore's favoured streets, close to the estuary, 2 pubs/restaurants (one currently under renovation) and within a short level walk of the village centre.

Hall, 2 ground floor reception rooms, kitchen/breakfast room, utility, sun room, 3 double bedrooms, bathroom and shower room on the 1st floor, 2nd floor 35ft master suite (bed 4) or reception room with estuary views, Gas CH. On road parking outside. Garage and parking included.

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.



Entrance Porch with Entrance Door to

Hallway

Stairs rising to First Floor.

Sitting Room

4.21m x 3.67m (13'10" x 12')

Window facing the front. Open fireplace. Radiator.

Dining Room

4.18m x 3.65m (13'9" x 12')

Fireplace. Double doors opening through to Utility Room. Radiator.

Kitchen

3.65m x 3.41m (12' x 11'2")

Fitted with an extensive range of cream fronted units with metal handles with granite effect worksurfaces comprising base and wall storage units with under lighting. Part tiled walls. Integrated double oven and hob with extractor above. Integrated dishwasher. Door leading the Utility Room. Space for fridge/freezer. Radiator. Space for table and chairs.

Utility Room

3.66m x 2.09m (12' x 6'10")

Range of matching base units. Double doors to Dining Room and door to outside courtyard. Space and plumbing for washing machine and tumble dryer.

First Floor Landing

Door opens to

Garden Room

4.22m x 2.62m (13'10" x 8'7")

Large room with double doors opening to Garden. Door also opens to

Modern Shower Room

Shower cubicle. Basin. W.C. Heated towel rail.

Bedroom 1

4.23m x 3.65m (13'11" x 12')

Fireplace. Radiator.

Bedroom 2

3.64m x 3.54m (11' x 11'7")

Radiator. Fireplace. Views to the front down Irsha St.

Bedroom 3

3.71m x 3.22m (12'2" x 10'7")

Fireplace. Radiator.

Family Bathroom

Modern white suite of panelled bath with hand shower attachment. Low flush w.c. Pedestal wash hand basin. Chrome heated towel rail.

Stairs from the landing lead to the Second Floor. Door at the top opening to

Master Suite/Bedroom 4/Sitting Room

Overall 10.95m x 5.22m max (35'11 x 17'2")

A magnificent room with double opening doors and Juliet balcony enjoying spectacular views over the estuary and Crow Point. This room also has 3 windows and two Velux roof light windows and build in storage cupboards.

Outside

There is a small courtyard accessed from the utility room with storage cupboard and w.c. Formal gardens are accessed from the Sun Room and comprise a spacious patio leading on to a large expanse of lawn with mature trees giving the garden a high degree of privacy and it is not overlooked by any neighbouring properties. There are steps leading down to side gate onto Irsha Street. There is also a connecting pathway to the courtyard garden on the other side of the house.

Please note in the West Appledore carpark there is a private Garage 19' x 17' with parking space in front of the doors which is included and is only a short walk from this property.. Parking is available outside the house in Irsha Street on a first come, first served basis. Permits for the car parks can be purchased if required.

Services: All mains 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.



**Bridgeland House, Bridgeland Street,
Bideford, Devon EX39 2PZ**

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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