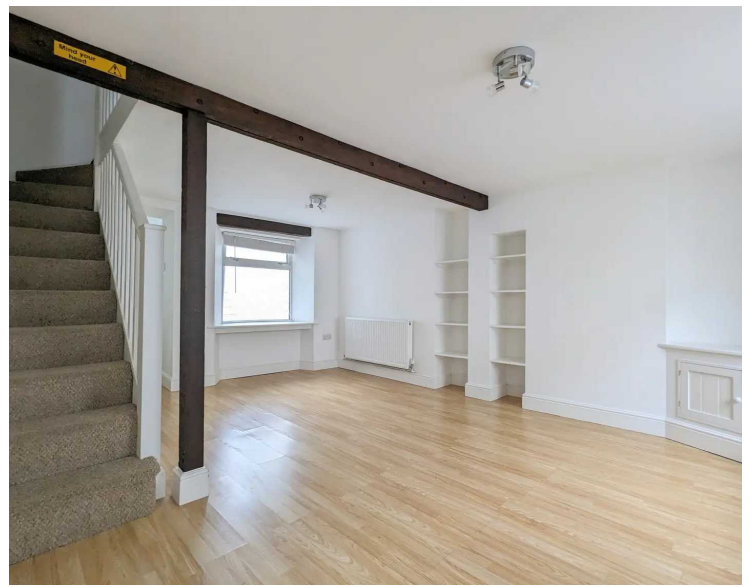




10 Irsha Street, Appledore

Offers in the region of £310,000 Freehold

- Walking Distance to Village Amenities
- Light and Airy Cottage
- Seconds from the Estuary and Sea Views
- Superb Rental Investment/Holiday Home
- Enclosed Rear Outside Space/'Yard'
- Private garage (small single)
- Attractive, Historic Street - Part of Appledore's Conservation Area



Nestled within the picturesque and historic village of Appledore, is this beautifully presented former fisherman's cottage along Irsha Street exudes charm and character at every turn.

As you make your way down the cobbled road, flanked by multi-coloured cottages and hidden passageways leading to the estuary, you will instantly be captivated by this coastal gem. A truly lovely, well presented two bedroom cottage, situated just a stone's throw away from the coastline, offering a perfect retreat for those seeking a peaceful coastal escape.

The cottage's contemporary interior is a blend of modern convenience and traditional appeal, creating a warm and inviting atmosphere throughout. The property also comes with a private single garage that can be accessed through the enclosed rear courtyard, a rare feature on Irsha Street, providing a secure storage facility for bicycles, watersports gear or a small car. The cottage was redecorated and renovated by the current vendor in 2018 including rewiring, remodeled bathroom, creation of the utility space and relocating the staircase to open up the living room increasing the space.

Appledore itself is a charming fishing village, renowned for its vibrant community and stunning coastal scenery. The village amenities cater to a range of needs, including pubs, shops, grocery store, takeaways, schooling and places of worship, ensuring residents have everything they require right on their doorstep. For those who enjoy exploring the outdoors, a leisurely walk along Grey Sands to Northam Burrows Country Park, accessible when the tide is out, offers a breathtaking natural retreat. Additionally, the property's convenient location is within walking distance of the Quayside, just 2 miles from Northam village, 3 miles from the bustling Westward Ho! seaside resort, and 4 miles from the historic Bideford Town Centre, provides endless opportunities for leisure, shopping and entertainment.

Don't miss the chance to make this enchanting cottage your own family home and experience the quintessential coastal lifestyle that Appledore has to offer everyday. Or perhaps your looking to seize the opportunity to own a piece of history and create lasting memories with a home-from-home? Don't delay booking a viewing, below we have provided you with holiday letting income projections to save you the time.

Council Tax band: A Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D

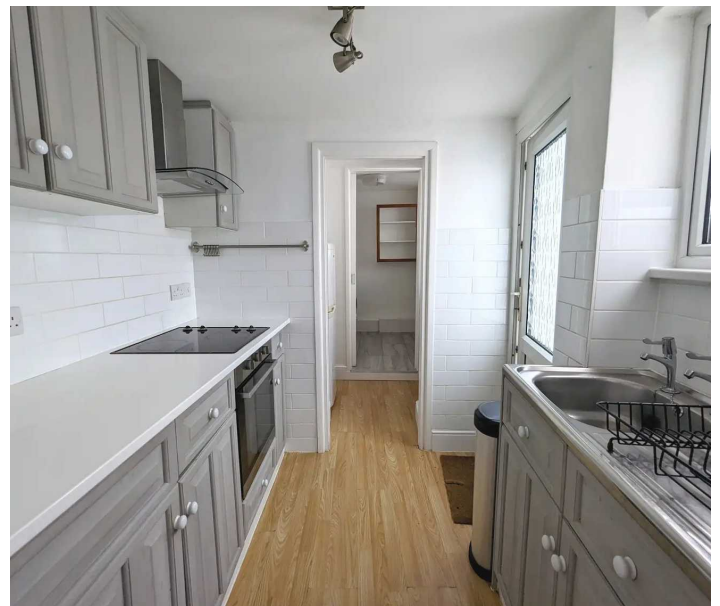


Lounge/Diner

The front door opens into the room with a recessed coir doormat and laminate flooring, ideal for muddy paws. The lounge/diner is light and airy with windows to the front with an attractive window seat and to the rear looking out onto the yard. Exposed original ceiling beams, built in shelves/bookcase, corner cabinet and under stairs storage. Radiator and thermostat. Wood staircase rising to the first floor.

Kitchen

Painted wood wall and floor cupboards with tiled splash backs, intergrated electric oven and hob, handy utensil/pan rail and stainless steel sink and drainer. Tiled flooring and window looking out to the yard. UPVC door to;



Yard

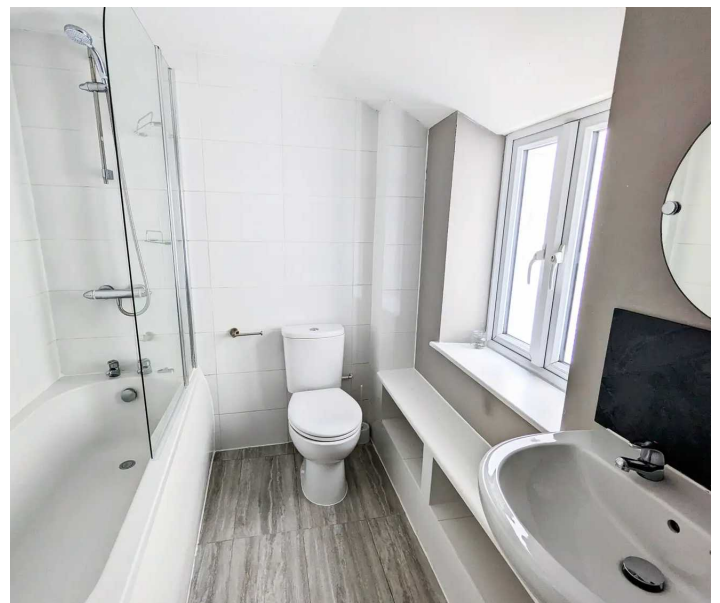
18' 11" x 6' 1" (5.76m x 1.86m)

The 'yard' is private and enclosed with white painted stone walls, a great space for a bistro set and some pot plants for instance to create a classic cottage courtyard garden and a fantastic secure space for pets and children. The yard narrows beside the staircase that leads up to the garage, handy for bin storage.

Utility

Space for a fridge/freezer and small appliances such as a microwave, air fryer or cake mixer for those who enjoy baking at the weekends. Opening window and sliding door into;

WC





door into;

WC

This is no ordinary WC as there is enough room for a washing machine or washer/drier as well as the fitted toilet, sink and wall mounted shelving cabinet. Tiled flooring, radiator, window, small mirrored cupboard and wall mounted Worcester combi boiler. There is wall space available for additional shelving or cupboards if desired by the future owner.

Landing

High ceiling with exposed original beams and flooring that meets the carpeted staircase. Wood banister and hanging glass pendent. Doors to;

Bedroom 1

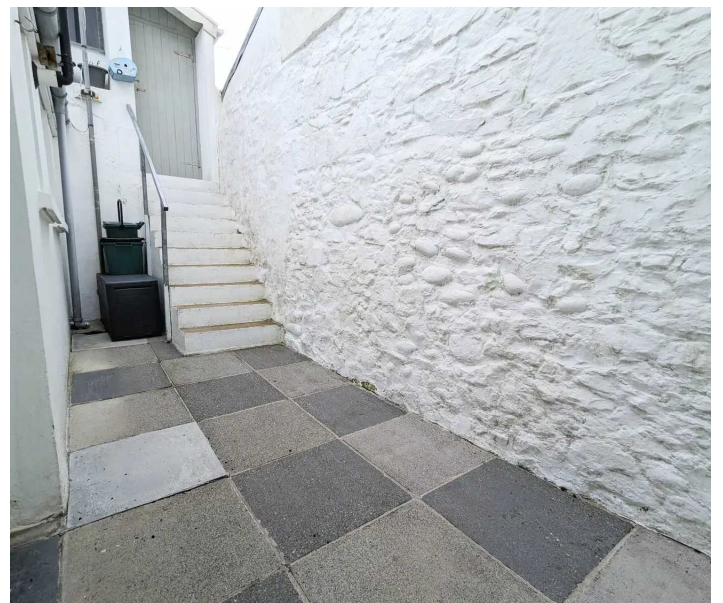
The principle bedroom filled with light from the front facing window that enjoys estuary and sea glimpses. High ceiling with exposed original beams, carpet, and radiator.

Bedroom 2

A small bedroom overlooking the yard with high ceiling with exposed original beams and flooring, built in cupboard and shelves/bookcase. This room would be ideal as a small single/child's bedroom, office or hobbies room.

Bathroom

White suite comprising toilet, sink, bath with shower over and glass shower screen. Tiled flooring with part tiled walls and splash back, circular wall mirror, extractor fan and chrome heated towel rail. A clever low level open





walls and splash back, circular wall mirror, extractor fan and chrome heated towel rail. A clever low level open shelving unit has been created below the window to store toiletries, loo rolls, candles etc without impacting the floor space.

Garage

The garage could be used in many ways from parking one small car/motorbike, utilised as private storage for bicycles, surfboards, canoes etc, or as a small workshop. Up and over door and courtesy door to the rear with a staircase down to the yard, handy for unloading bags and shopping.

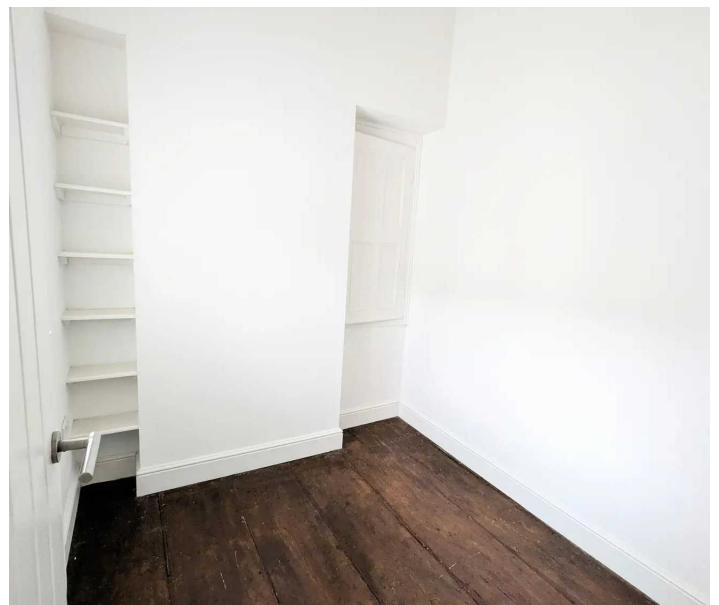
Services

Gas central heating (combi boiler). Mains electricity, gas and water. Council Tax Band A.

Significant works have been carried out by the current vendor from redecorated to rewired throughout. We have been informed that in 2018 the property was rewired throughout with a new fuse box fitted, new boiler installed, bathroom updated and relocated to the first floor creating a downstairs toilet and utility area as well as the staircase moved to open up the lounge, adding more floorspace and functional area's.

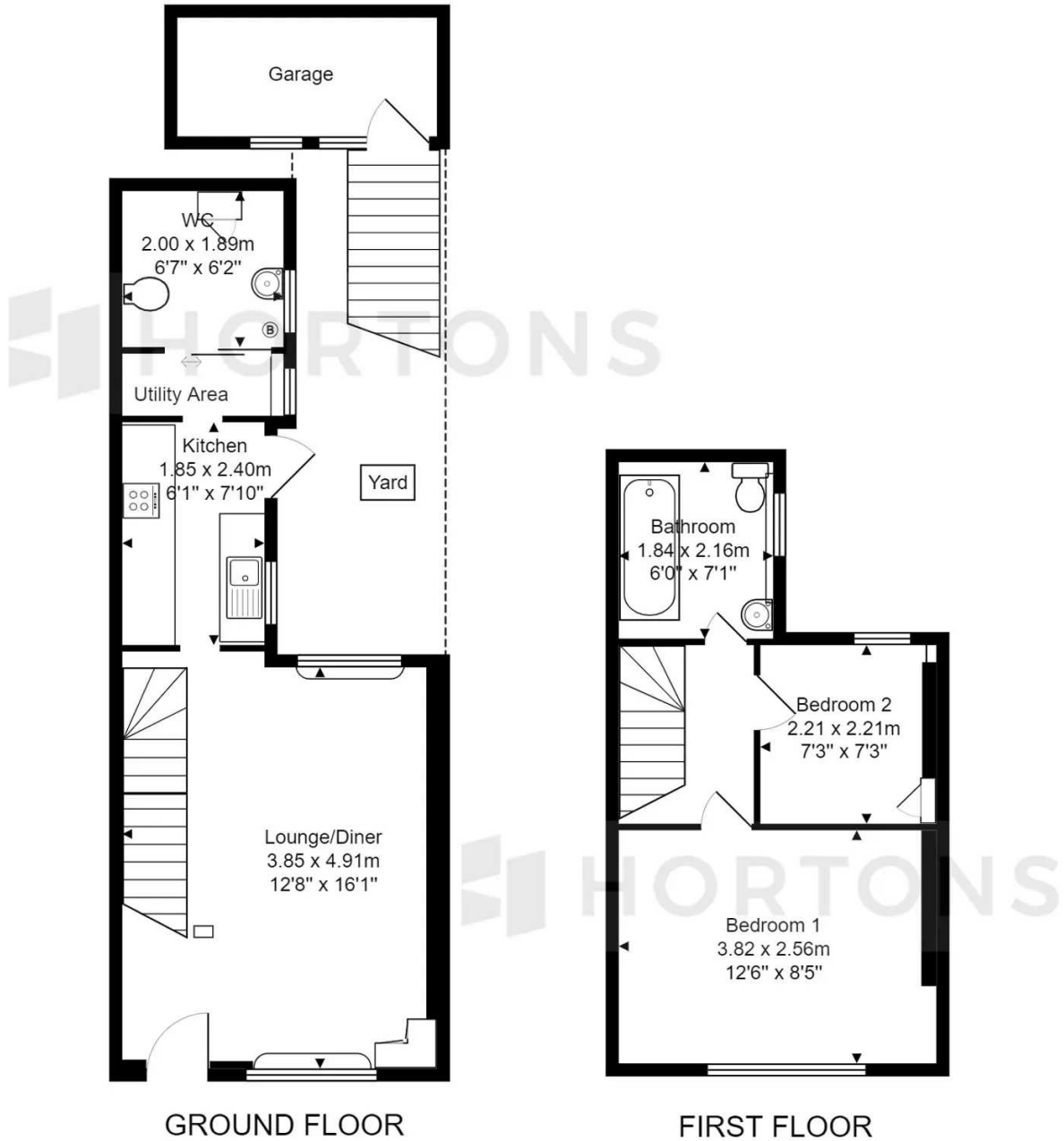
Rental Potential

Based on 25 weeks per annum, this could produce a gross income of £15,500. Please ask the agent for more details.



10, Irsha Street, Appledore, Devon, EX39 1RZ

Total Approximate Area: 53.8 m² ... 579 ft²
Excluding the Garage and Yard



All drawings and measurements are approximate and for display purposes only.

