



4 Darracotts Court

Irsha Street, Appledore, Bideford, Devon EX39 1RT

Price Guide £320,000

**H**ARDING & CO  
ESTATE AGENTS & VALUERS

This charming and immaculately presented Grade II listed 3 bed property within the sought after area of Irsha Street in Appledore is now available. With its cobbled courtyards, wood-burner, period and modern features over 3 storeys, it is a perfect permanent home or holiday let by the estuary.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing amenities including mini Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.

### **Entrance Lobby**

#### **Lounge**

**14'2 x 12'01 (4.33m x 3.68m)**

#### **Kitchen**

**7'3 x 13'10 (2.22m x 4.22m)**

### **First Floor Landing**

#### **Bedroom 1**

**13'8 x 9'8 (4.17m x 2.96m)**

#### **Bathroom**

**7'2 x 5'5 (2.20m x 1.67m)**

### **Second Floor Landing**

#### **Bedroom 2**

**9'6 x 7'6 (2.9m x 2.29m)**

#### **Bedroom 3**

**12'9 x 5'10 (3.9m x 1.78m)**

#### **Outside**

This mid terraced property is tucked away off popular Irsha Street with local restaurants, pubs and car parks within short walking distance. At the rear of the property is a quaint courtyard with a useful outside W.C.

**Council Tax:** A

**Energy Performance Rating:** D

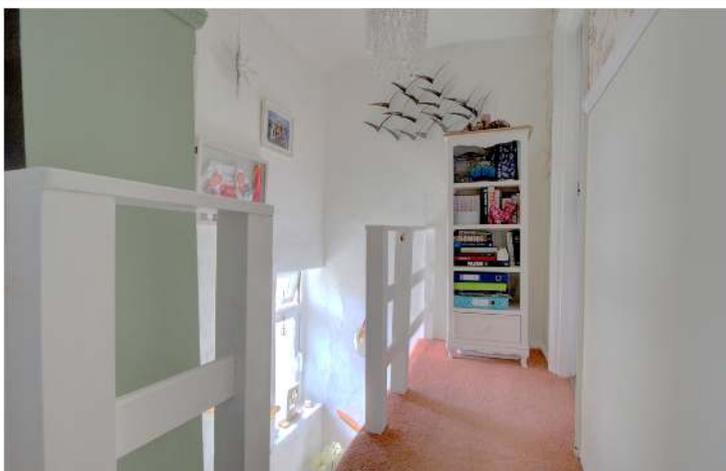
#### **Services**

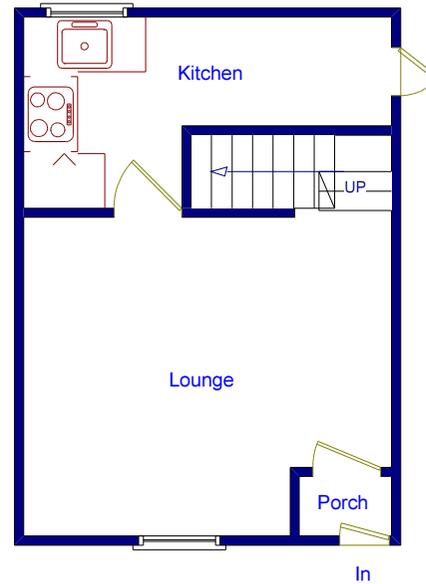
All main services connected.

#### **Directions**

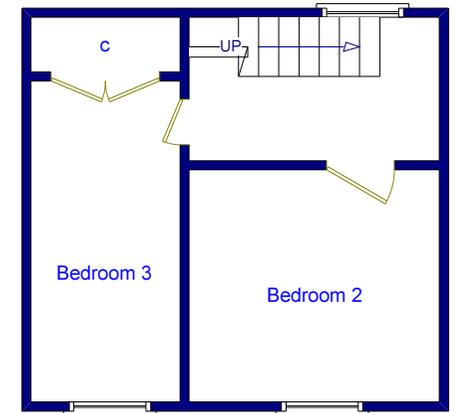
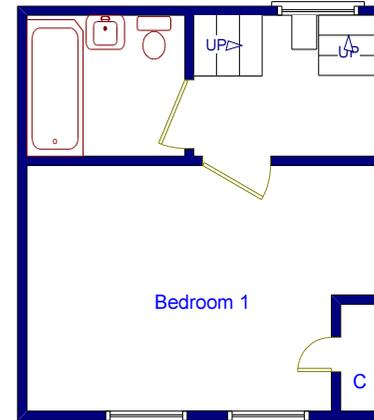
From Appledore Quay, with the river on your right, follow the road past the main car park towards the church. Take the right turn into Irsha Street and continue to the bend in the road by the Beaver pub. Pass the pub

walking along parallel to the water and when you get to the Royal George pub the entrance to the courtyard is on the left hand side. No.4 can be found straight ahead.





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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.

