



## The Old School House Rectory Lane, Instow, Bideford, EX39 4LU

Price Guide £550,000

- Stylishly Presented Throughout
- 4 Large Bedrooms
- Village Location
- Large Reception Space
- Enclosed Rear Garden
- Short Walk to the Beach and Amenities
- Character Features
- No Onward Chain
- Must See



# The Old School House Rectory Lane, Bideford EX39 4LU

Nestled in the picturesque village of Instow, this charming Old School House on Rectory Lane offers a unique blend of character and modern living. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts a delightful reception room that invites warmth and comfort, making it an ideal setting for both relaxation and entertaining.

The house is oozing with character, featuring distinctive architectural details that add to its appeal. The spacious layout allows for a comfortable lifestyle, with ample room for furnishings and personal touches. Outside, the garden presents a wonderful opportunity for outdoor enjoyment. The charming village location enhances the overall allure of this property, offering a sense of community and a peaceful environment.



Council Tax Band: E



## Ground Floor

### Lounge

29'9" max (narrowing 9'9") x 27'11" max (narrowing

This large reception room is awash with character, with the original exposed beams and stonework, giving a real feel of its history. This generous open plan space is currently being utilised as three different sections, a lounge, dining and games areas, a testament to the sheer scale of the room.

### Kitchen

19'6" max x 8'9"

The well-presented spacious kitchen has been fitted with a range of matching hand and eye level units. Fitted with an electric range cooker with extractor hood over, integrated dishwasher and ample space for white goods. The kitchen also enjoys a delightful view onto the rear garden.

### Shower Room

6'6" x 4'9"

This handy ground floor shower room has been well fitted with a modern white suite, comprising a shower, low level WC and wash hand basin.

## First Floor

Spiral steps wind up to the first floor.

### Bedroom 1

15'0" x 11'9"

This generously proportioned double room has a large window that makes the most of the bright west facing aspect.

### Bedroom 2

17'7" x 11'1"

A further large double bedroom enjoying a garden facing aspect.

### Bedroom 3

14'2" x 11'8"

Located at the front of the home, this large double room also benefits from a west facing aspect.

### Bedroom 4

A further good size bedroom with garden aspect.

### Bathroom

8'5" x 7'10"

This immaculate bathroom suite comprises of a bath with shower over, low level WC and wash hand basin.

### Outside

This enclosed low maintenance garden has been designed for minimum effort, maximum enjoyment, laid with stone chippings which lead up to a raised decked area, perfect for al fresco dining.

### Services

Mains electric, water and drainage. Oil fuelled central heating.

### Agents Notes

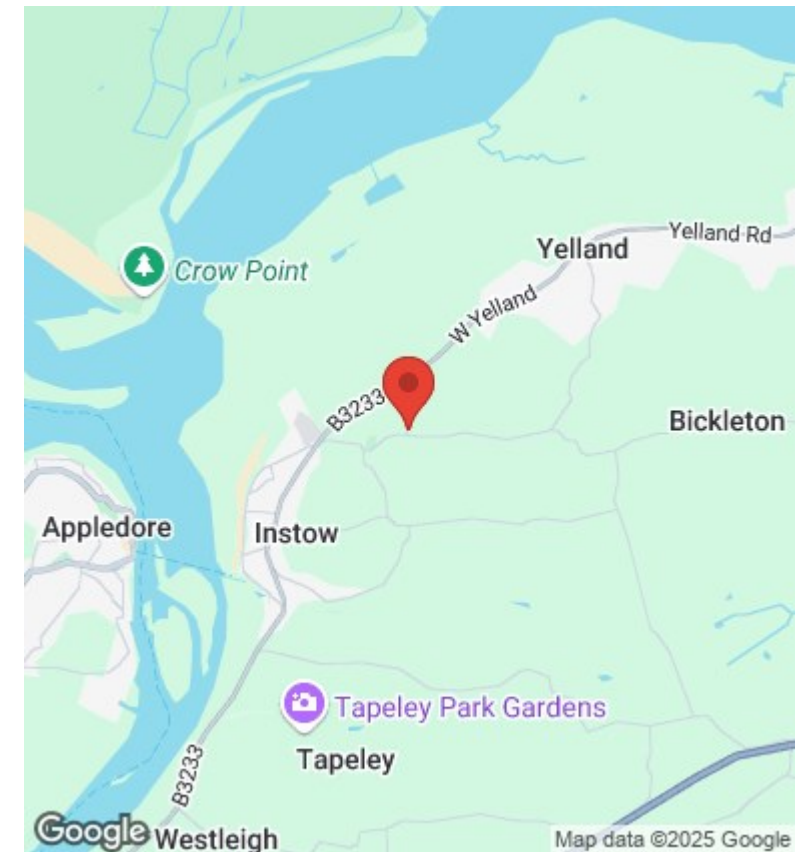
The loft provides a generous space with ample storage. Subject to planning consent, it offers excellent potential for conversion into additional living space.











## Directions

From the Morris and Bott office on the Quay in Bideford, cross the old Bideford bridge to East the Water. At the roundabout, take the first exit towards Barnstaple, follow the road under the new bridge. At the next roundabout take the first exit signed for Instow on the B3233. Proceed through Instow and as you come out of the village, take the right hand turning onto rectory lane, follow this road passing old Rectory Close on the left, and the property can be found a further 100 meters on, approximately, at the top of the hill on your left

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC