

Large Detached House - Instow

Riverdance New Road, Instow, Bideford, Devon, EX39 4LN

Offers In Excess Of

£1,000,000



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Family Home With Panoramic Estuary Views, Double Garage & Parking

Riverdance New Road, Instow, Bideford, Devon, EX39 4LN



A most impressive 4 bedroom detached house with panoramic views of the estuary in one of North Devon's finest coastal villages. Modern open plan living with a well equipped kitchen with integral appliances, which flows into a large vaulted dining room that enjoys far-reaching views of the estuary towards Bideford Bridge. This is the social and entertaining half of the house with plenty of space for family and friends to enjoy. The dining room then opens out onto a rather nice enclosed veranda and balcony which enjoys the south facing spot, perfect for alfresco dining.

PANORAMIC FAR REACHING ESTUARY VIEWS - INSTOW

The dining room leads into the utility room providing built-in storage as well as a ground floor shower room, perfect for hanging wetsuits or sandy dogs. Also on the ground floor is a further WC. The double aspect lounge provides stunning views of the estuary along with a fireplace in the style of a central wood burner creating a wonderful focal point to the room. The conservatory is a further space to relax to the front of the property and arguably enjoys the best views of the house. Enjoying most of the days sunlight and a rural to coastal view that you'll never get bored of.

On the first floor there is a range of bedrooms. The principal bedroom is a particularly good size room with ensuite shower room and an array of built-in storage. Sliding patio doors open onto a south facing balcony enjoying an elevated view. The second bedroom almost mirrors the first, slightly smaller with built in storage and a large balcony enjoying a similar view. The second and third bedrooms are both good proportions and considered double bedrooms. The family bathroom is well equipped with a white suite and is fully tiled.

DETAILS

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meet the coast. The village itself boasts a glorious, sandy riverside beach, backed by dunes, popular among families, dog walkers and water-sports enthusiasts alike. Offering a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, it could also be considered a foodie's paradise. There is a popular yacht club, access to the Tarka trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months too. There is a primary school in the village and convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple, Bideford and Torrington. The village also provides excellent transport links with a regular bus service to both Barnstaple and Bideford whilst the A39 is also close to hand. Additional nearby beaches include Westward Ho!, Saunton, Croyde, Woolacombe & Putsborough, all are within a short drive along with Bude which is approximately 30 miles distant.

Barnstaple, the regional centre of North Devon, offers a wider range of amenities, high street shopping, a rail link to Exeter in the South and a convenient route to Tiverton, where there is a direct rail link to London. The M5 motorway is also easily accessible via the A361 and provides a network to the rest of the country. Nearby airports include Exeter and Newquay, both of which are within a 2-hour drive.

VIEWING

By appointment through our
Barnstaple office- 01271 327878



Conservatory 7.42 x 3.50 (24'4" x 11'5")

Kitchen 3.99 x 3.51 (13'1" x 11'6")

Dining Area 6.09 x 4.49 (19'11" x 14'8")

Utility Room 3.88 x 2.94 (12'8" x 9'7")

Ground Floor Shower Room 1.75 x 1.74 (5'8" x 5'8")

Lounge 7.52 x 4.55 (24'8" x 14'11")

Formal Dining Room 3.63 x 3.50 (11'10" x 11'5")

Study/Bed 5 3.13 x 3.02 (10'3" x 9'10")

First Floor

Bedroom 1 4.10 x 3.53 (13'5" x 11'6")

Ensuite 2.09 x 1.83 (6'10" x 6'0")

Bedroom 2 4.52 x 3.18 (14'9" x 10'5")

Bedroom 3 5.49 x 3.01 (18'0" x 9'10")

Bedroom 4 4.33 x 3.02 (14'2" x 9'10")

Bathroom 2.39 x 2.10 (7'10" x 6'10")

Double Garage





Outside to the front of the property there is plenty of space for parking and turning along with level access to the double garage. To the front is a gently sloping lawned area with a range of mature shrubs and borders. A few steps lead to the front door and access to the balcony/veranda space. Side access is available on both elevations providing access to the sizeable private rear garden which enjoys an elevated position with plenty of the days sunlight. Fully enclosed by a large hedge and with plenty of mature long established trees and shrubs, with numerous spots to sit out and enjoy a summers BBQ or outside dining with family and friends.

The property has the great advantage of a stunning view, one that's enviable to most, elevated and far reaching extending down the estuary towards Bideford new bridge and across towards the Tapley estate fields. It is an ever changing landscape, enjoying both a tidal aspect and views of local roaming wildlife, binoculars are advised!



DIRECTIONS

Continue into Instow along Anstey Way, after a short distance turn right or left onto New Road. Continue up the hill passing some large properties, Riverdance will be found after a short distance on the left hand side with a nameplate clearly displayed.

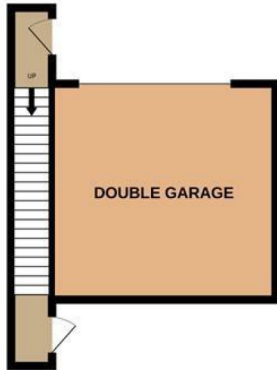


VIEWING

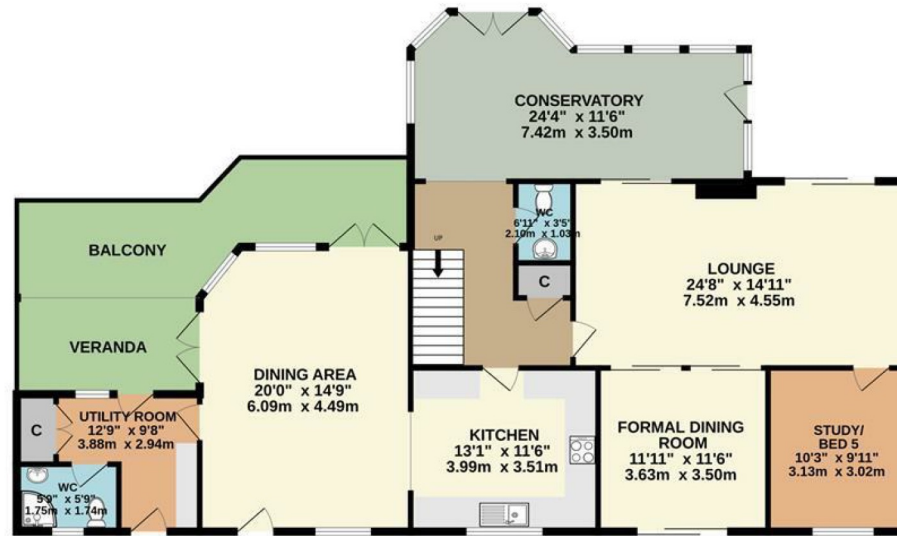
By appointment through
Phillips Smith & Dunn,
Barnstaple Office
01271 327878 Out of hours
contact Edward on
07772363674



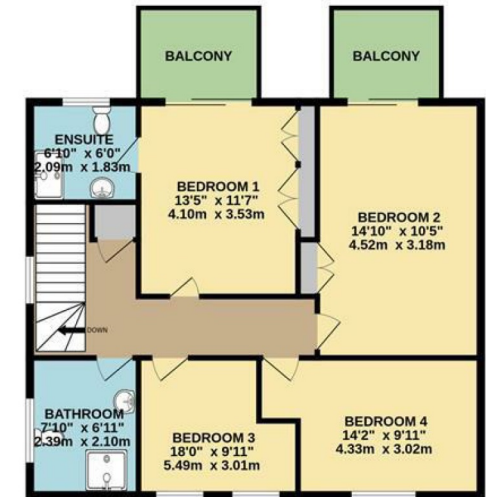
GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



2ND FLOOR
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2685 sq.ft. (249.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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