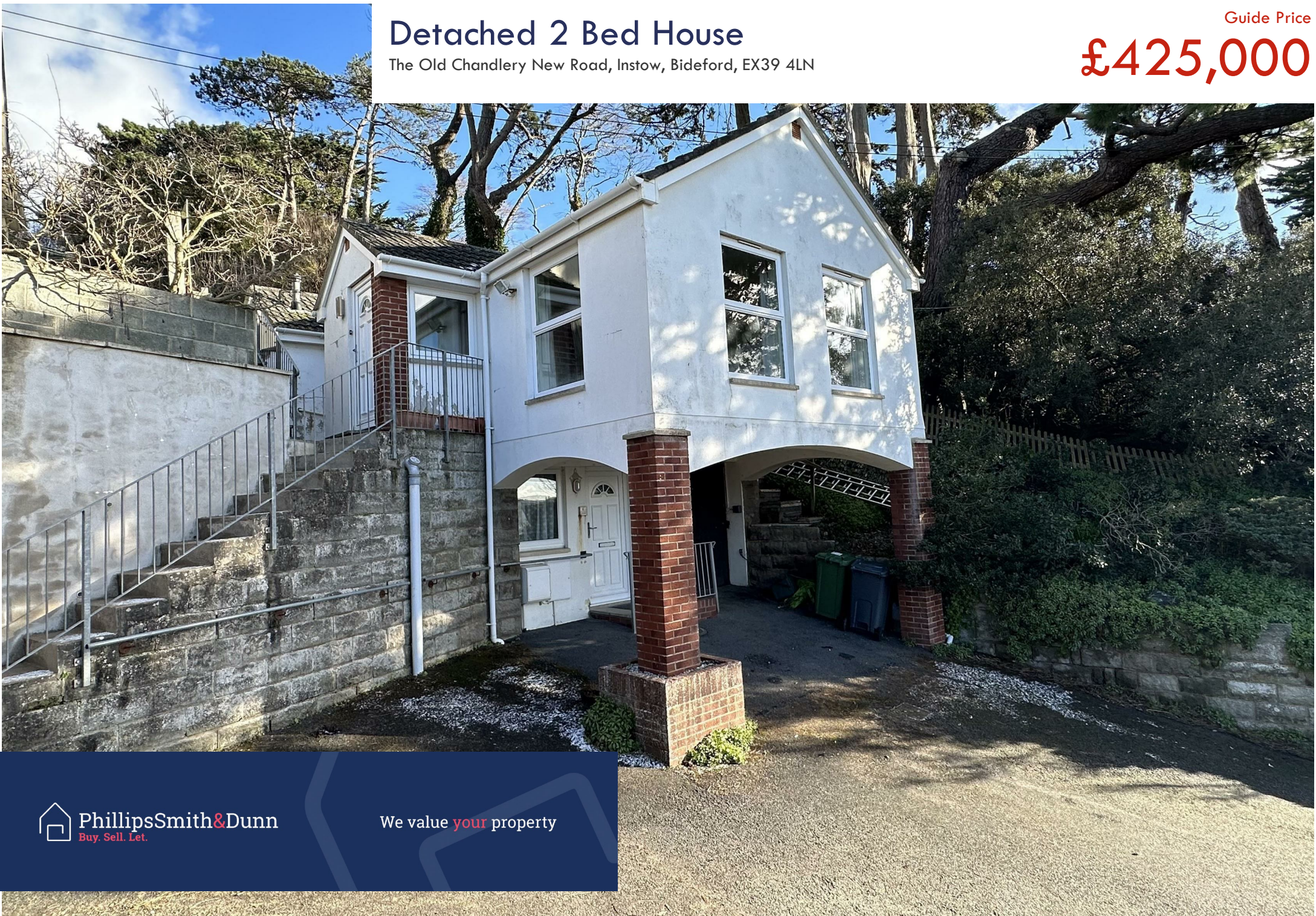


# Detached 2 Bed House

The Old Chandlery New Road, Instow, Bideford, EX39 4LN

Guide Price

£425,000



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# Unique opportunity - 2 Beds, 2 Parking Spaces, Workshop, Views In Instow

The Old Chandlery New Road, Instow, Bideford, EX39 4LN



A very pretty and highly unique property situated in an elevated position overlooking the popular coastal village of Instow. A detached two bedroom property with parking, workshop, sunny gardens and panoramic estuary views for this price! A rare opportunity, contact the Phillips Smith & Dunn Bideford team for more information and to arrange your viewing.

The Old Chandlery occupies an enviable position within an elevated location just off of New Road, Instow. The property enjoys a southerly aspect and many sunsets can be enjoyed over looking the estuary. With 180 degree views you can see towards Bideford, Appledore and out to sea.

Originally built in the 1950s and more recently extended and remodelled, the property has undergone significant change of use. Now offering versatile modern accommodation which would be perfect for either holiday letting, second homes or a UK base.

On the ground floor you have a large entrance hall which leads into a area that has been used as a bedroom, but could also be used as a study for those looking to work from home. Adjacent is a storage cupboard and ground floor shower room. This would be a perfect conversion for a dependent relative.

On the first floor there is a large sitting room which enjoys fantastic far-reaching views. There was planning in situ for a further balcony to be added. This is a bright and spacious room with a double aspect and plenty of space to host and entertain family and friends.

The kitchen has been modernised by the current owners and now enjoys plenty of cupboard/storage space along with ample preparation areas and integral appliances including a gas hob with extractor over and space for a tall fridge freezer, all finished to an attractive standard. Whether you're a seasoned chef or a passionate home cook it offers the perfect environment to inspire the joy of cooking.

# DETAILS

To the rear of the property is the principal bedroom which is a good proportion and has built-in storage cupboards. Just a hop across the landing is the family shower room which has a modern suite comprising of a large shower, wash basin and WC.

Off of the landing there are two storage cupboards, one being a boiler room which creates an airing cupboard perfect for storing linen. Another access can be obtained from the side of the sitting room via an entrance porch with further storage cupboard.

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meets the coast. The village itself boasts a glorious sandy riverside beach, backed by dunes, popular among families and water-sports enthusiasts alike. The beach expands about 200 acres at low tide ideal for those of you that have four-legged friends.

With its beautiful active estuary, golden sandy beach and thriving community, the village offers a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, the village could also be considered a foodie's paradise.

The 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, convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple and Bideford.

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.

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  
Phillips, Smith & Dunn Bideford office-



**Occasional Bedroom  
2 / Study 6.60 x  
2.34 (21'7" x 7'8")**

**Shower Room**

**Workshop / Store  
4.85 x 2.31 (15'10"  
x 7'6")**

**First Floor Landing**

**Lounge Diner 4.80 x  
4.62 (15'8" x 15'1")**

**Kitchen 2.84 x 2.31  
(9'3" x 7'6")**

**Bedroom 1 3.20 x  
2.90 (10'5" x 9'6")**

**Bathroom**





Outside is where this property really excels further! To the front there is plenty of parking and turning for two vehicles along with access to the workshop. The workshop is a very handy addition with light and power and extends to 4.85 m which is perfect for those looking for a spot to tinker or store tools etc.

Some steps lead to the rear garden which is terraced and enjoys the phenomenal views of the estuary. As you walk up through the garden the views just get better by each step you take.

There is plenty of patio areas and outside entertaining spots perfect for summer barbecues and alfresco dining. There is a rather handy timber storage shed which is perfect for Garden tools or water sports equipment.

Overall, this property offers a very unique proposition, a detached two bedroom house with plenty of parking, fantastic views and a workshop/garage all included. Be sure to contact our team for more information and to arrange your viewing appointment.

No chain. The property is for sale freehold. EPC band D. Council tax band D.

## DIRECTIONS

Heading into Instow from Bideford pass the turning for the front follow the road for a short distance taking the right turning back on yourself called New Road. Proceed for about 200 yards taking the first left turning where the property is situated directly in front of you.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office 01237 879797 Or, out  
of hours contact Edward on  
07772363674



1ST FLOOR

GROUND FLOOR



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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