



4 Bed House - Detached
2 Sycamore Close, Instow, Bideford, EX39 4HN

Offers In Excess Of

£900,000

- 5 Bed Plus Study Substantial House
- Popular Coastal Village Location
- Spacious Accommodation Throughout
- Large 1/3 Acre Plot
- Large Brick Drive & Double Garage
- No Onward Chain
- MUST VIEW!

Directions

Upon reaching the village of Instow coming from Barnstaple, take the first right hand turning signpost Marine Parade, you will then need to take the first left turning signpost Lane End Close. Taking the first left turning into the small private cul-de-sac (of only three) signposted Sycamore Close well number 2 is situated on the right hand side with number clearly displayed.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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Room list:

- Entrance Hall**
- Living Room**
5.45m x 3.75m (17'10" x 12'3")
- Snug**
3.35m x 3.3m (10'11" x 10'9")
- Cloakroom**
- Study**
3.25 x 2.0m (10'7" x 6'6")
- Kitchen**
4.35m x 3.6m (14'3" x 11'9")
- Dining Room**
3.75m x 3.6m (12'3" x 11'9")
- Utility**
- Double Garage**
6.0m x 5.5m (19'8" x 18'0")
- Landing**
- Bedroom 1**
4.85m x 3.45m (15'10" x 11'3")
- Dressing Room**
2.4m x 2.2 (7'10" x 7'2")
- Ensuite**
- Bedroom 2**
3.6m x 3.25m (11'9" x 10'7")
- Bathroom**
2.25m x 2.0m (7'4" x 6'6")
- Bedroom 3**
3.6m x 2.75m (11'9" x 9'0")
- Bedroom 4**
3.6m x 2.0 (11'9" x 6'6")
- Bedroom 5**
3.75m 1.9m (12'3" 6'2")
- Balcony**

Outside

The plot extends to a third of an acre and has potential for future planning subject to the necessary planning consents. There is a large space of garden which could be used for a garden lodge/workshop, kept by the current owner as a lawned area with some shrubs and trees.

There is ample parking for about five cars with plenty of turning on a brick paved driveway. Level access can be obtained to the double garage which has electric and light connected. Side access is available at both elevations of the property to the enclosed rear garden.

The garden to the rear is a good proportion with a range of fruit trees including cooking apples, apple and plums. There is a large patio area perfect for alfresco dining or summers entertaining with all the family. The garden to the rear is fully enclosed with a large lawn area ideal for fluffy friends.

Overall, 2 Sycamore Close is a well appointed family home within an excellent position in one of North Devon's most popular coastal villages. Contact our Barnstaple team for more information or to arrange your viewing appointment.



Overview

Bedroom four and five present similar sizes and are spacious single bedrooms along with the family bathroom which is well equipped with a white suite. Off the half gallery landing there is a large balcony which overlooks the front garden within the small cul-de-sac and has distant views of the estuary and sand dunes.

The property has plenty of storage and presents a perfect family home. For those looking to move to Instow, make sure that 2 Sycamore Close is on your viewing list. With it's enviable position within the village just walking distance to all amenities, space in abundance, large plot with plenty of parking and double garage this property will appeal to a variety of buyers. Contact our Barnstaple team for more information.

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, dog walkers and water-sports enthusiasts alike. Offering a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, 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, 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. RHS gardens at Rosemoor (30 minutes drive), Burton Art Gallery (15 minutes drive) and Exmoor (45 minutes drive).

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

