



2 CHICHESTER CLOSE, INSTOW, EX39 4JT

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.
Made with Metropix ©2023



5 Bed House - Detached

2 Chichester Close, Instow, Bideford, EX39 4JT

Guide Price

£950,000

- Panoramic Estuary & Sea Views
- Modern Reverse Living
- Large Wrap Around Garden
- Popular Coastal Village Location
- 4 Bedrooms 2 With Ensuite!
- No Onward Sales Chain
- A MUST VIEW!

Directions

Head out of Barnstaple in a westerly direction. Pass through Fremington and Yelland, upon reaching Instow, keep on the main through road, you'll need to then take a left turning onto Downs Road and then left again into Chichester Close, nearing the top number two can be found clearly on the right.

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

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

- Entrance Porch**
3.51m x 2.48m (11'6" x 8'1")
- Bedroom 2**
4.53m x 3.05m (14'10" x 10'0")
- Ensuite**
1.69m x 1.59m (5'6" x 5'2")
- Bedroom 3**
3.97m x 2.94m (13'0" x 9'7")
- Bedroom 4**
3.89m x 3.18m (12'9" x 10'5")
- Bedroom 5**
4.98m x 2.58m (16'4" x 8'5")
- Bathroom**
2.21m x 1.61m (7'3" x 5'3")
- Kitchen**
3.38m x 3.28m (11'1" x 10'9")
- Lounge**
5.05m x 4.95m (16'6" x 16'2")
- Conservatory**
7.11m x 1.88m (23'3" x 6'2")
- Dining Room**
3.26m x 5.12m (10'8" x 16'9")
- Utility**
2.80m x 1.71m (9'2" x 5'7")
- Breakfast Room**
4.98m x 3.12m (16'4" x 10'2")
- Main Bedroom**
4.78m x 3.61m (15'8" x 11'10")
- Ensuite**
2.69m x 1.59m (8'9" x 5'2")

Outside

The outside of the property is where it excels even further with the plot extending to approximately 0.2 of an acre and wrapping around the whole of the house. There is plenty of parking for 2 cars and scope to make more. A pathway leads to the front door and conservatory with the garden wrapping around the right hand side with plenty of space for flower beds or vegetable plots. The front lawn is very private and enjoys a southerly aspect and far-reaching views of the estuary. The rear of the property has a tiered lawn with a large level area perfect for children to play.

To the rear of the property is a large composite decking area, ideal for entertaining the family and friends in the summer months. There is a large storage shed and block built store ideal for hanging wetsuits or general storage. Some steps lead to an elevated decking area with a view across the estuary above the property. The rear garden has its own pretty outlook onto neighbouring farm fields and the Tapley Estate.

Overall, this 4/5 bed family home with 2 ensuite bathrooms offers a modern, spacious, and stylish living space with panoramic views of the breathtaking Instow vista. Its reverse-level layout, modern features, and great location make it a truly desirable property for those seeking a contemporary and comfortable lifestyle.



Overview

The rest of the bedrooms are situated on the ground floor, all of which are very good proportions and suitable double sized bedrooms. The second bedroom is a particularly good size with an ensuite and mirrors a similar proportion to bedroom one. One of the bedrooms on the ground floor is currently a library but could host a plethora of uses. Ideal for those of you seeking a spot to work from home.

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 Hol, 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).

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.

From Instow there are excellent travel links for those looking to commute. Here are some travel estimates.

Barnstaple Town Centre 6 miles
Tiverton Parkway (Direct to London) 45.6 miles
Tiverton (Blundells) 38.6 miles
Exeter Airport - 60 miles

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

