

# 3/4 Bedroom Detached House - Instow!

17 Lane End Close, Instow, Bideford, EX39 4LG

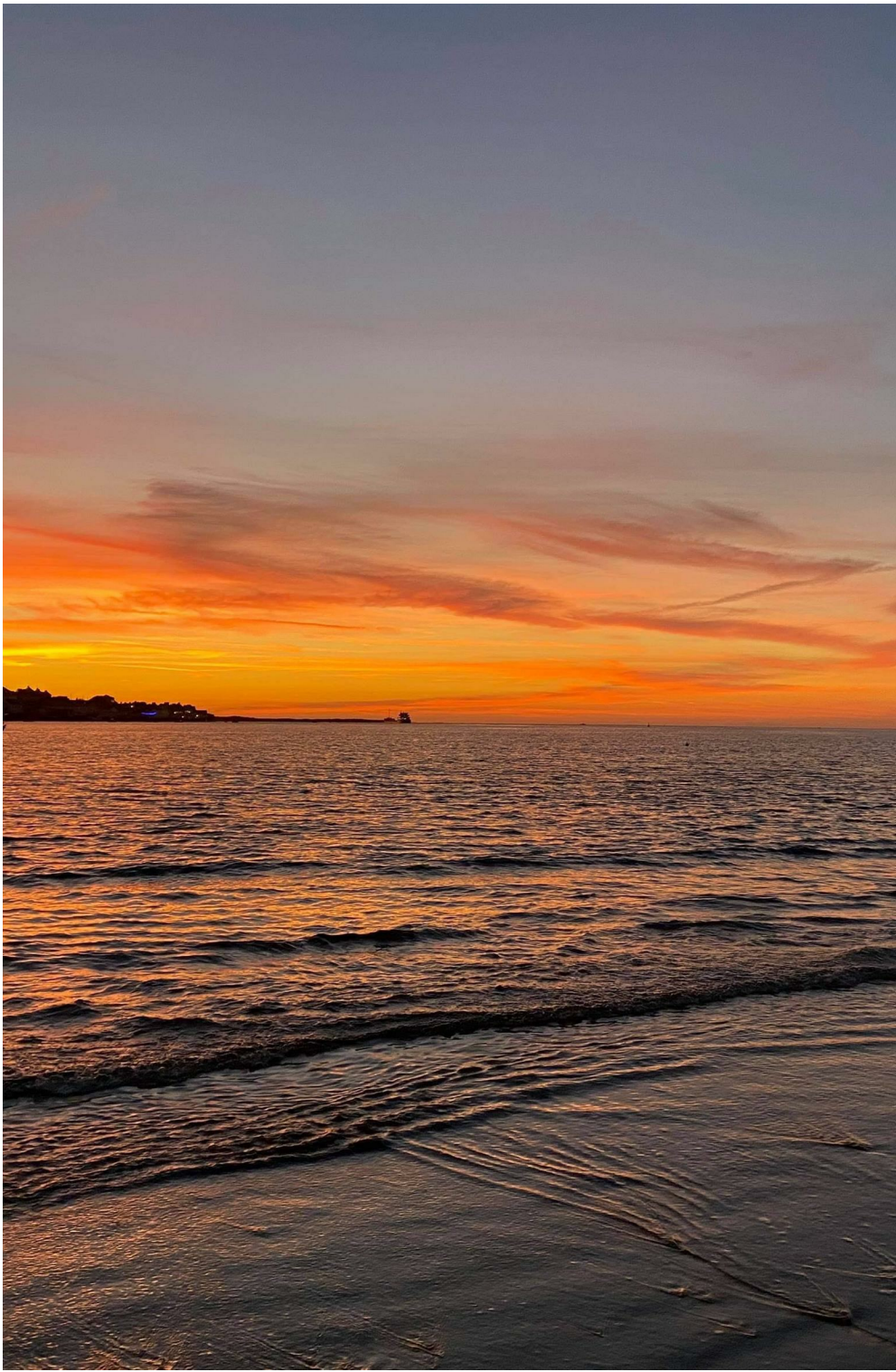
Guide Price

£659,000



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# Large Fully Refurbished Family Home - Instow (LAUNCH DAY)

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The property presents an idyllic family home within the highly sought-after coastal village of INSTOW. The property has an option of three or four bedrooms with a versatile layout which offers modern day family living accommodation.

Having been greatly improved by the current owners, the property now benefits from modern and contemporary OPEN PLAN living. The kitchen is a particularly good size room with a range of built in storage cupboards, plenty of preparation space and a modern high-gloss finish. Whether you're a seasoned chef or a passionate home cook, this kitchen offers the perfect environment to elevate the joy of cooking. Flowing rather nicely into the dining area creating an excellent spot for hosting family and friends.

Bifold doors when open provide a superb space to allow an outside-in living area perfect for those dreamy summer BBQ's or alfresco dining. Within the kitchen itself there is a recessed area which could be used for further seating or sofas or utilised as a study space, ideal for those looking to work from home.

The lounge has a central wood burner creating a pretty focal point and an inviting warmth to not only this room but the open plan area also! A fab spot for an afternoon siesta. The lounge is triple aspect and forms part of the extension and enjoys a view and access to the rear garden. Also on the ground floor there is a rather handy WC, along with access to the double garage.

Upstairs there are four rooms, three of which are spacious bedrooms and an additional cot room or study/occasional bedroom. Bedrooms 2 and 3 are spacious, whilst the principal bedroom forms part of the extension and has a large ensuite (4 piece suite) shower and bathroom.

The property has undergone a full refurbishment by the current owners and the property offers a turn key home.

LAUNCH DAY - for viewings is set for [12th of April] strictly BY APPOINTMENT with our Bideford office.

# DETAILS

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meets the coast. Situated at the confluence of the rivers Taw and Torridge, this quaint village boasts stunning views across the estuary towards the historic port town of Appledore and its riviera.

Instow's maritime character is amplified by the presence of colourful fishing boats bobbing gently in the harbour. Boasting a glorious sandy riverside beach, backed by dunes, Instow is 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.

It is also home to the popular Yacht club, aswell as having 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 aswell as convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple and Bideford. There is also a village church and hall with frequent activities and contemporary events.

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.



## Entrance Hallway

## Ground Floor WC

Lounge 5.37 x 3.29 (17'7" x 10'9")

Open Plan Kitchen Diner 8.66 x 5.37 (28'4" x 17'7")

## Rear Porach

## First floor Landing

Bedroom 1 3.81 x 3.29 (12'5" x 10'9")

## Ensuite

Bedroom 2 4.39 x 2.99 (14'4" x 9'9")

Bedroom 3 3.67 x 2.99 (12'0" x 9'9")

Bedroom 4 / Study 3.39 x 1.56 (11'1" x 5'1")

## Family Bathroom

Double Garage 5.16 x 4.90 (16'11" x 16'0")

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Bideford office-  
01237 879797 Out of hours contact  
Edward - 07772363674





The property benefits from a large wrap around plot which encompasses the spacious parking for numerous vehicles. The property has a rather nice curb appeal with a lawned garden and drive to the double garage. Side access makes way to the rear garden which is deceptively spacious with numerous spots to sit out and enjoy most of the days sunlight. The decking area provides an idyllic spot to sit out and enjoy your morning coffee or alfresco dining.

The garden is fully enclosed and is mostly boarded by a large hedge which provides excellent privacy as well as making it the perfect area for your four-legged friends. Instow beach really acts as your extended garden at low tide it can expand over 200 acres and is perfect to stretch the legs for a Sunday stroll or morning routine.

Phillips Smith & Dunn are proud to offer this well presented property to the market in Instow. Be sure to contact our Bideford team to arrange your viewing on our scheduled LAUNCH DAY as soon as possible to avoid any disappointment.

The property's local authority is North Devon County Council. EPC - C. Property benefits from mains gas, electric and water. Council Tax - E.

## DIRECTIONS

Driving into Instow from Bideford, take the scenic drive proceeding along the seafront, past the beach on the left hand side and the pubs/restaurants on the right, heading out of the village take a right turning clearly signposted Lane End Close. Proceed to the end of the cul-de-sac and number 17 is clearly displayed in the corner.

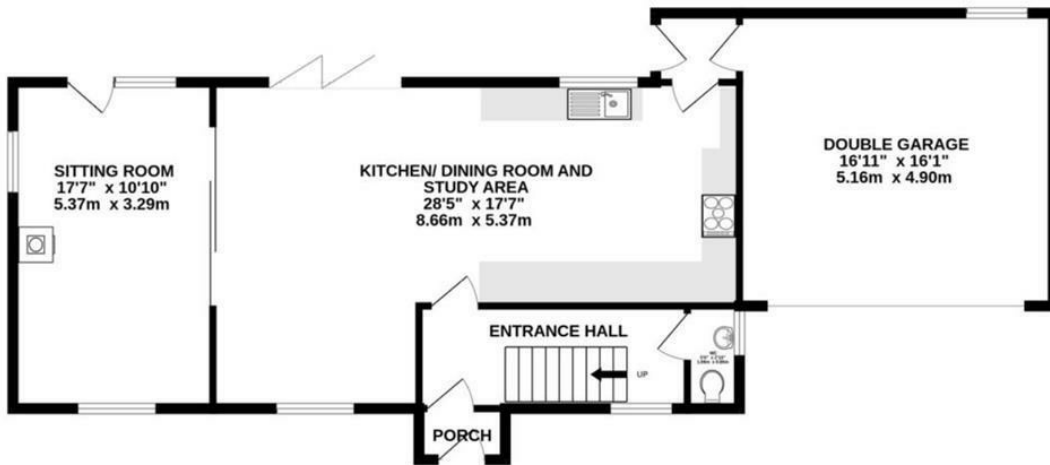


## VIEWING

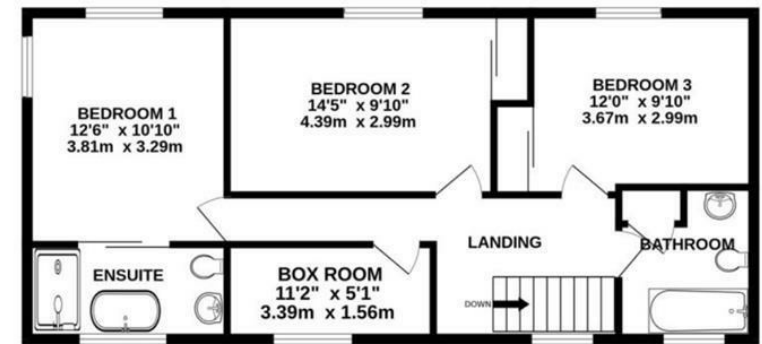
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**GROUND FLOOR**  
989 sq.ft. (91.8 sq.m.) approx.



**1ST FLOOR**  
691 sq.ft. (64.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1680 sq.ft. (156.0 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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