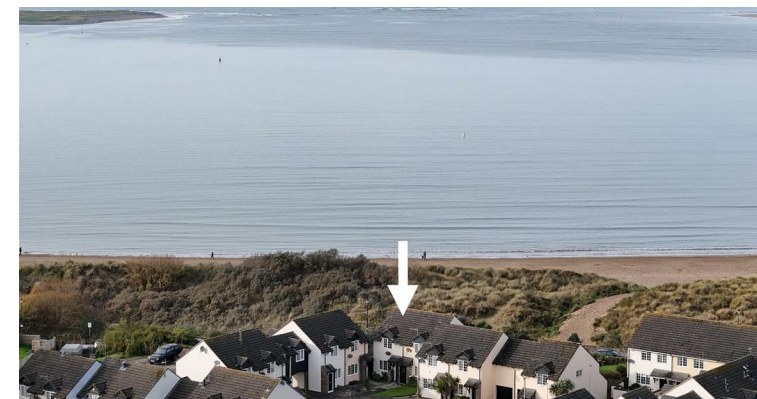




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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House, Large Plot & Views!

Dolphin Cottage, 11 White House Close, Instow, Bideford, EX39 4NB

Guide Price

£400,000

- 2 Double Bedroom
- Fantastic Estuary & Sea Views
- Large Wrap Around Plot
- Popular Instow Village Location
- Parking & Garage
- No Onward Chain
- Must Be Viewed

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or email bideford@phillipsland.com

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Dolphin Cottage enjoys one of the prime positions within White House Close, enjoying a large WRAP AROUND garden with excellent estuary and SEA VIEWS. This alongside PARKING AND GARAGE en-block, the property is a MUST VIEW, contact our Bideford team for more information.

The property has a large, light and airy lounge which has been extended to the left and leads rather nicely into the kitchen dining room. This creates a wonderful flow to the ground floor and an excellent space to host and entertain family and friends.

The kitchen dining room has plenty of space for a 4/6 seater table. The kitchen has a range of built-in storage cupboard and plenty of preparation space perfect for those of you keen home cooks.

Whilst upstairs you have two double bedrooms and the bathroom. The principal bedroom has plenty of storage with double built-in wardrobes and divine views of the estuary and out to sea.

The property has an excellent garden with a wraparound plot and plenty of space for your four-legged friends. The garden is particularly spacious one of the largest plots within the cul-de-sac and would lend to being extended (subject to planning).

Not to mention the fantastic views of the dunes and down towards the village with views of the sea. The garden has plenty of areas to sit out and enjoy some fine alfresco dining or summers entertaining with family and friends.

Services

all mains connected

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or, out of normal hours contact Edward on 07772363674



Room list:

Kitchen Diner

4.01m x 3.51m (13'1" x 11'6")

Lounge

4.57m x 3.51m (14'11" x 11'6")

Sun Room

Bedroom 1

3.51m x 2.62m (11'6" x 8'7")

Bedroom 2

2.79m x 2.29m (9'1" x 7'6")

Bathroom

1.70m x 1.52m (5'6" x 4'11")

Garage

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, Bideford and beyond 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).

