

# Large Detached House - Instow

3 Chichester Close, Instow, Bideford, EX39 4JT

Offers In Excess Of

£1,000,000



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# A Stunning Detached 4 Bed with 2 Bed Annex Double Garage, VIEWS! - Instow

3 Chichester Close, Instow, Bideford, EX39 4JT



Number 3 Chichester Close is a stunning 4 bedroom home with adjoining 2/3 bedroom annex and very versatile living accommodation. The property enjoys an elevated location with fantastic far reaching estuary and sea views. The quarter of an acre plot is spacious wrapping around the property offering plenty of turning and parking and a well stocked and easily maintained garden. Available with no chain.

At the heart of the property is a spacious open-plan living area, seamlessly blending the kitchen, dining, and lounge spaces. This central hub is perfect for both day-to-day living and hosting guests, with large windows and sliding doors that flood the space with natural light and frame picturesque vistas of Instow. These doors lead out to South/West facing balconies, perfect for all day sun with views over the Estuary.

## THE MAIN HOUSE

Stepping inside you have a large entrance hallway which leads to most of the ground floor rooms. On the right you have two spacious bedrooms one with double doors out to the front and the ground floor bathroom. On the left of the entrance hall is a Jack and Jill shower room which also has an access to the annex.

On the first floor there is a further bedroom which could be used for an office. With a view like this it makes for a perfect space to work from home. The principal bedroom is at the end of the landing with a large range of built in storage cupboards/wardrobes and private balcony perfect for your morning coffees, with panoramic estuary and sea views enjoying a tidal, ever changing outlook.

The family bathroom is also on this floor with bath with shower over, low level WC and two wash basins with a row of handy storage cupboards below.



At the end of the landing there is the large, light open plan living space which encompasses modern day living. For those of you that enjoy hosting family and friends this open plan kitchen dining space is the social and entertaining hub of the house.

The kitchen has a range of built in storage cupboards with plenty of preparation space, electric range cooker with 5 burner gas hob and integral dish washer, perfect for those of you that enjoy home cooking. There are doors leading out to the side decking and rear gardens along with sliding doors to the front balcony. The kitchen, dining area and lounge have breathtaking 180 degree views of Appledore, the estuary and the sea over to Saunton Sands. The view is simply fantastic, one that you will struggle to beat within Instow village.

The utility room is accessed to the rear of the kitchen and offers further storage, plumbing for white goods and further worktop space.

Overall the property has all of the components of an excellent family home, close to the village with all amenities within walking distance, Instow beach 5 minutes, Johns shop and Delicatessen 10 minutes walk and Instow Primary and Pre School 15 minutes. Set back in a peaceful position backed by agricultural fields with fantastic views. It's a MUST VIEW - contact the Bideford team for more information and to arrange an appointment.

#### THE ANNEX SPACE

With two ground floor bedrooms, one which has plumbing under the flooring for a wet room. There are stairs leading to the top floor of the annex which is largely open plan, modern, light and airy perfect for those of you that enjoy modern living.

The kitchen itself has a range of built in storage cupboards, plenty of preparation space, a breakfast bar and integral appliances finished to a modern and high standard. Off the kitchen is an additional bedroom or study space along with a WC.

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.



#### Front Porch

**Entrance Hall 3.42 x 2.93**  
(11'2" x 9'7" )

**Annex Bedroom 1 4.25 x 3.04** (13'11" x 9'11" )

**Jack & Jill Shower Room 2.40 x 1.61** (7'10" x 5'3" )

**Annex Bedroom 2 2.19 x 2.35** (7'2" x 7'8" )

**Annex Study 2.32 x 2.19** (7'7" x 7'2" )

**Open Plan Kitchen Dining Lounge 7.89 x 4.49** (25'10" x 14'8" )

#### Annex WC

**Main House Bedroom 2 4.14 x 3.46** (13'6" x 11'4" )

**Bedroom 3 2.92 x 3.42** (9'6" x 11'2" )

**Bathroom 2.54 x 1.65** (8'3" x 5'4" )

#### First Floor

**Family Bathroom 2.65 x 2.39** (8'8" x 7'10" )

**Bedroom 6 3.44 x 2.87** (11'3" x 9'4" )

**Open Plan Kitchen Diner & Lounge 10.08 x 4.25** (33'0" x 13'11" )

**Principal Bedroom 3.91 x 3.36** (12'9" x 11'0" )

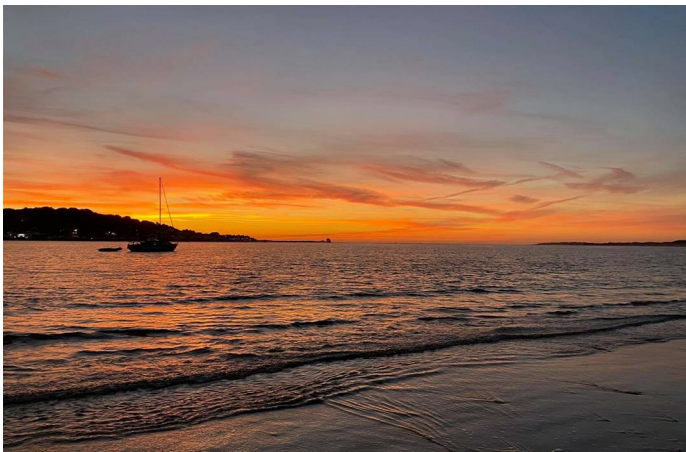
**Utility Room 2.26 x 1.79** (7'4" x 5'10" )

#### Double Garage

#### Garden Lodge









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 over 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, as well 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 as well 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.

Outside, the property continues to impress with its beautifully landscaped grounds, offering plenty of room to enjoy the outdoors. In addition, there is a garden room with electric supply, perfect for storage or office use. The quarter-acre plot provides privacy and potential for gardening, play areas, or alfresco dining spaces. For those with vehicles or storage needs, the double garage and additional parking spaces are a valuable addition.

This home truly combines the best of modern living and coastal charm, making it an exceptional opportunity for anyone seeking a spacious, stylish property in a sought-after location, INSTOW.

### DIRECTIONS

When heading into Instow from Bideford keep driving along the top road. Passing the turning for New Road on the right, take the next right turning into Downs Road. Then you'll need to take the next left into Chichester Close where the property number 3 is located on the right hand side.



### VIEWING

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







GROUND FLOOR



1ST 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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