



## Quaint 2 Bedroom Cottage

Sandy Way Lane End Road, Instow, Bideford, EX39 4LE

Guide Price

**£275,000**

- Charming 2 Bed Cottage
- Popular Costal Village - Instow
- No Onward Chain
- Estuary, Sea & Lundy Views
- Outside Store/Lock Up
- Cozy Lounge With Wood Burner
- Excellent Second Home / UK Base

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## Overview

This charming cottage offers a delightful retreat and is perfect for cozy weekend getaways situated in the popular costal village of Instow. The snug lounge, featuring a traditional wood burner, is ideal for relaxing during the colder months, adding a rustic charm that perfectly complements the home’s character.

Entering the property you have a surprisingly spacious lounge with central woodburner which creates an excellent focal point to the room. Underfoot, is newly installed tiled flooring in a wood seaside effect keeping you toasty with underfloor heating.

The kitchen has a range of built in storage cupboards, preparation space and integral appliances. Rear access to the back lane which leads to your storage/lock up space.

Whilst upstairs you have the principal bedroom which is spacious and has ample room for a couple bed along with separate shower room. Up a further flight of stairs is the top floor bedroom with vellum windows, plenty of light and sea/estuary views.

The property has been tastefully decorated and loved for by the current owners, with a newly replaced roof, renewed chimney and double glazing. Now, it’s ready for its lucky new owners. Be sure to contact the Bideford team of Phillips Smith & Dunn quickly to avoid any possible disappointment.

At low tide there is 200 acre expanses of golden sandy beach to enjoy, perfect for your fury four-legged friends. Or, heading out on a brisk winter walk to then to cozy up next to the fire.

The property is filled with character, from its quaint original details to its thoughtfully designed interior. Perfectly blending the old-world charm with modern comforts. The first-floor bathroom is both practical and convenient, perfect for modern living.

The property comes with a highly convenient tucked away lock up/store which is perfect for paddle boards, fishing rods and other essential watersport necessities. The current owners have a residents permit for parking. The cottage is available with no onward chain.

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meet 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.

## Services

All mains connected

## Council Tax band

A

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or Instow agent Edward on 07772363674



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.

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.

## Room list:

### Lounge

6.41 x 3.45 narrowing to 2.45 (21'0" x 11'3" narrowing to 8'0" )

### Kitchen

2.75 x 1.56 (9'0" x 5'1")

### First Floor Landing

### Bedroom 1

3.42 x 3.50 (11'2" x 11'5")

### Shower Room

3.07 x 1.10 (10'0" x 3'7")

### Attic Room / Bedroom 2

3.33 x 3.01 (10'11" x 9'10")

### Outside Store

