

# Character Property - Instow

Hill House Instow, Bideford, EX39 4LU

Offers In Excess Of

£550,000



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# Spacious 3 Bedroom House With Large Garden & Parking, Instow

Hill House Instow, Bideford, EX39 4LU



A MUST VIEW ! - LARGE LIGHT & AIRY - A virtually detached 3 DOUBLE bedroom house well located in an elevated position of Instow. DRIVEWAY PARKING, With countryside and sea views stretching far and beyond towards Lundy.

Hill House offers the very best combination of light airy accommodation with character details that meld perfectly together. The property has lovely exposed floorboards, wood burner, inglenook fireplace and stone windows typical of its age.

The property is none-listed and benefits from a modern open plan kitchen breakfast room creating the social and entertaining hub of the house. This flows rather nicely into the dining room which creates an excellent spot for hosting family and friends alike.

The kitchen itself has a range of built in storage cupboards with plenty of preparation space perfect for those of you that enjoy home cooking. Adjacent to the kitchen is a rather handy utility room offering up further storage space with worktop. The family bathroom benefits from underfloor heating and a lovely walk in shower.

The lounge is a lovely snug room, split from the dining room by the hall it's a quiet space to enjoy some relaxation. The lounge has its own fireplace with wood burner which creates a fantastic focal point to the room. The large window in the room lets lots of natural light in and you can enjoy a view over the neighboring fields.

Upstairs is a choice of 3 double bedrooms split by a landing in the middle. The principal bedroom is a particularly good size and has the best views of the house. One way you have rolling countryside the other is a view directly out to Lundy Island and over towards Saunton and beyond.



# DETAILS

The property offers the very best combination of being set just outside of Instow village away from the hustle and bustle of the village. Yet just a moments walk you are in the village close to its amenities and beach.

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 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).

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford office-**



### Entrance Hall

**Lounge 4.24 x 3.93**  
(13'10" x 12'10")

**Dining Room 3.96 x 2.91** (12'11" x 9'6")

**Kitchen Breakfast Room**  
**6.21 x 3.25** (20'4" x 10'7")

### Utility Room

### Shower Room

### First Floor Landing

**Bedroom 1 3.87 x 3.22**  
(12'8" x 10'6")

**Bedroom 2 3.94 x 2.93**  
(12'11" x 9'7")

**Bedroom 3 2.90 x 2.85**  
(9'6" x 9'4")

### Outbuilding

### Occasional Bedroom 4









Outside is where this property really excels further you have ample parking for 2 cars on the driveway. There is an electric car charging port (which may be available subject to separate negotiation). With a path to two doors to access the property, The frontage is low maintenance with stone slabs and chipping.

To the rear of the property is a large garden with ample space for all of the family to enjoy from running around with a ball or throwing sticks for the dogs. The garden has two large patios perfect for sitting out and enjoying some alfresco dining. The garden is fully enclosed and perfect for your fluffy four-legged friends.

In the garden is a rather handy workshop, a woodstore that can be accessed from both ends, and a fully insulated space to use as an office or occasional bedroom. This would make for ideal overspill when hosting family and friends. For more information on this property please don't hesitate and contact the Bideford branch of Phillips Smith & Dunn to arrange a viewing.



## DIRECTIONS

Heading into Instow from Bideford proceed along the top road passing through the village. Then take a right turning before the lay-by onto Rectory Lane passing the farmhouse and church. Follow the road as you pass the school the property is located directly infant of you with driveway parking just to its side.



## VIEWING

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







GROUND FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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