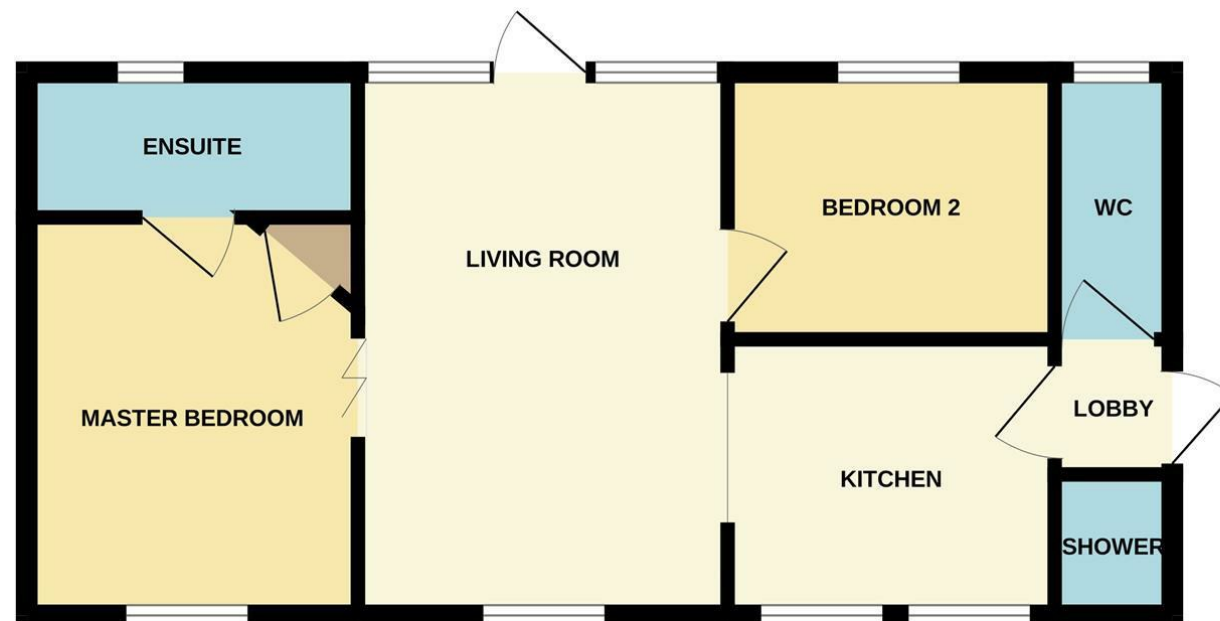


GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.5 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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2 Bed Chalet Bungalow -
Sea Cottage Sandhills, Instow, Bideford, Devon, EX39 4LF

Guide Price

£300,000

- Unique Coastal Location
- Central Heating
- Enclosed Garden
- Detached Bungalow
- Designated Parking Facility
- Coastal Views
- PVC Double Glazing
- Highly Sought After Setting
- Must Be seen!!

Directions

From Bideford quay front depart in an easterly direction as though out of the town to Heywood Roundabout where turn right onto the A39, crossing the River Torridge, after which immediately bear left descending to a roundabout where turn right signed Instow. Continue into the village where bear left continuing along the seafront, passing the Commodore Hotel, and The Boathouse on your right hand side, after which bear left into the Sandhills Car Park taking the right hand lane and proceeding to the end where

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Overview

Sea Cottage - a unique opportunity to purchase one of the highly desirable Instow chalets, set just a stones throw from the beach, and located directly adjacent to the popular Tarka Trail. The accommodation is well presented, as an internal inspection will reveal, benefitting from PVC double glazing and electrically fired radiator central heating, Phillips Smith and Dunn as selling agents recommend an early inspection for anyone seeking a permanent residence, or as a second home!

Briefly the accommodation provides of entrance porch and lobby with a WC and shower off, a light and airy dual aspect living room with a wood burner, then having open access to a well equipped and functional kitchen. Off the sitting room are 2 bedrooms, the master having an en-suite shower room.

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meets the coast. The village itself boasts a glorious sandy riverside beach, backed by dunes, 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.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Room list:

Entrance Lobby with WC/shower off

Living Room
4.57m x 3.05m (15' x 10')

Kitchen
2.74m x 2.18m (9 x 7'2")

Master Bedroom
3.28m x 2.74m (10'9" x 9')

En-suite

Bedroom 2
2.69m x 2.21m (8'10 x 7'3")

Outside

The gardens for Sea Cottage are enclosed being laid to lawn with a timber store shed. There is a designated parking area just a short distance from the property.

AGENTS NOTE - If required the property is available to purchase with the vast majority of contents by negotiation. We are advised by the sellers that Sea Cottage is not subject to any occupancy restrictions, and therefore can be occupied as a main residence.

