

'An Excellent Family Home'

Key Point New Road, Instow, Bideford, EX39 4LN

Guide Price

£999,000



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A Deceptively Spacious 5 Bedroom House With Tremendous Views - Instow

Key Point New Road, Instow, Bideford, EX39 4LN



GUIDE PRICE £999,000 TO 1.1m A deceptively large 5 bedroom detached family home located in an elevated spot overlooking Instow Village with superb panoramic views of the estuary and the nearby farmland. Key Point, a versatile and highly adaptable house with quirky split level accommodation incorporating open plan living with stylish modern details and generous room sizes.

Situated in a unique edge of Instow position, only a short stroll to the village and all of its local amenities offering buyers the best of both worlds. For those of you looking for a forever home within the stunning and highly popular costal village of Instow this property is a **MUST VIEW**.

Key Point is approached through a pillared entrance and a sweeping driveway brings you to the forecourt with parking and turning for 5 cars. All on the level, you now have access to the front door, double garage (with electric up and one door) and utility room/side door.

Stepping through the front door you are instantly greeted with a sense of space which continues through the property. The large hallway leads down a couple of steps to the large lower lounge. A beautifully bright, airy and spacious room perfect for all of the family and friends to enjoy.

A central fireplace creates an excellent focal point to the room and a inviting heat to the middle of the property. Sliding doors lead out onto the properties veranda which enjoys a south aspect and fantastic, uninterrupted, far reaching views can be enjoyed. An excellent spot for alfresco dining or enjoying a glass of your favourite tippie, tracking the sun for the day.

The kitchen has been recently updated by the current owners, now a country cottage style timeless kitchen. With a variety of storage cupboards, plenty of granite preparation space, butchers block and AGA cooker, its the perfect spot for those of you that enjoy home cooking. At the end of the kitchen is a breakfast area perfect for occasional eating and double doors to the rear garden.

DETAILS

The dining room is a further reception room ideal for entertaining and more formal occasions. With an open plan style and serving hatch it's the perfect spot for a family get together.

Further down the inner hall you have the stairs to the first floor along with handy extra storage. Down a couple steps is the principal bedroom which enjoys the fantastic views, has a range of wardrobes all built in and its own private ensuite. The second and third bedrooms are both good proportions, the third would make for an excellent office space ideal for those of you looking to work from home and cinema room.

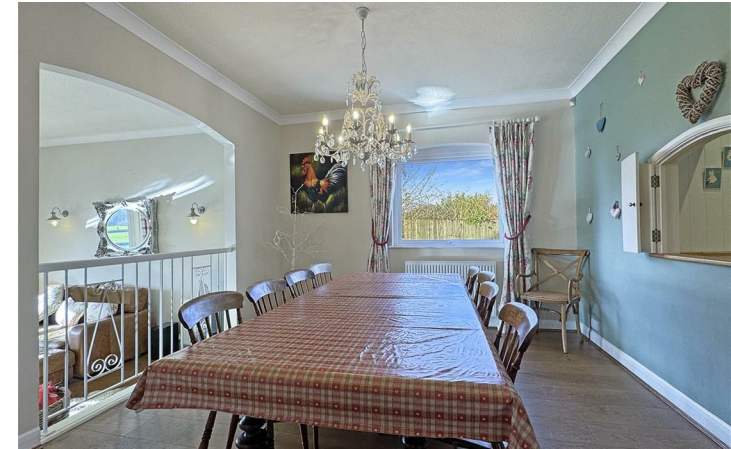
Whilst upstairs there is a further two double bedrooms both with ensuite bathrooms, separated by a large landing these make for excellent children's bedrooms. There are built in wardrobes and plenty of eaves storage.

The property is an established and successful holiday let with letting figures available on request. The property is available with no onward sales chain. Some of the furniture and hot tub may be available at separate negotiation.

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 renowned Cricket Club (one of England's most historic clubs), 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.



Front Porch

Hall

Ground Floor WC

Kitchen Breakfast Room
6.26 x 3.17 (20'6" x 10'4")

Dining Room 3.50 x 3.62
(11'5" x 11'10")

Lounge 6.83 x 4.66 (22'4" x 15'3")

Veranda / Sun Terrace 5.94 x 1.98 (19'5" x 6'5")

Side Porch

Utility Room 2.31 x 2.51
(7'6" x 8'2")

Double Garage 5.96 x 5.56
(19'6" x 18'2")

Principal Bedroom 5.73 x 4.68 (18'9" x 15'4")

Ensuite 2.64 x 1.87 (8'7" x 6'1")

Bedroom 2 4.25 x 3.19
(13'11" x 10'5")

Bedroom 3 / Study 5.43 x 3.12 (17'9" x 10'2")

Family Bathroom 4.20 x 2.01 (13'9" x 6'7")

First Floor Landing

Bedroom 4 5.57 x 4.90
(18'3" x 16'0")

Ensuite 2.67 x 1.97 (8'9" x 6'5")

Bedroom 5 3.16 x 2.74
(10'4" x 8'11")

Ensuite 2.21 x 1.84 (7'3" x 6'0")





Outside is where this property really excels further approached over its pretty sweeping drive there is ample parking and turning for numerous vehicles. From here there is level access to the property, double garage and its gardens.

Enclosed by a five bar gate its perfect for your pets to roam safely. The garden to the rear is sheltered and enclosed with mature shrubs, trees and boarders. The rear garden is terraced and laid mostly with lawn.

The front enjoys the breathtaking far reaching views down the estuary towards Bideford. The view, being tidal is ever changing and combined with the rolling agricultural fields there is always a focal point of interest.

The front garden has a lower decking area which makes for the perfect spot to sit out and enjoy some alfresco dining with family and friends. Whilst an upper patio area flows rather nicely into the veranda / sun terrace which is a sheltered spot to sit out and enjoy the view in all types of weather.

For more information on this property be sure to contact the Bideford team of Phillips Smith & Dunn as sole selling agent.

Agent Note

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32, any potential purchasers are drawn to the fact that the owners of this property are connected to the director's at Phillips, Smith & Dunn.

DIRECTIONS

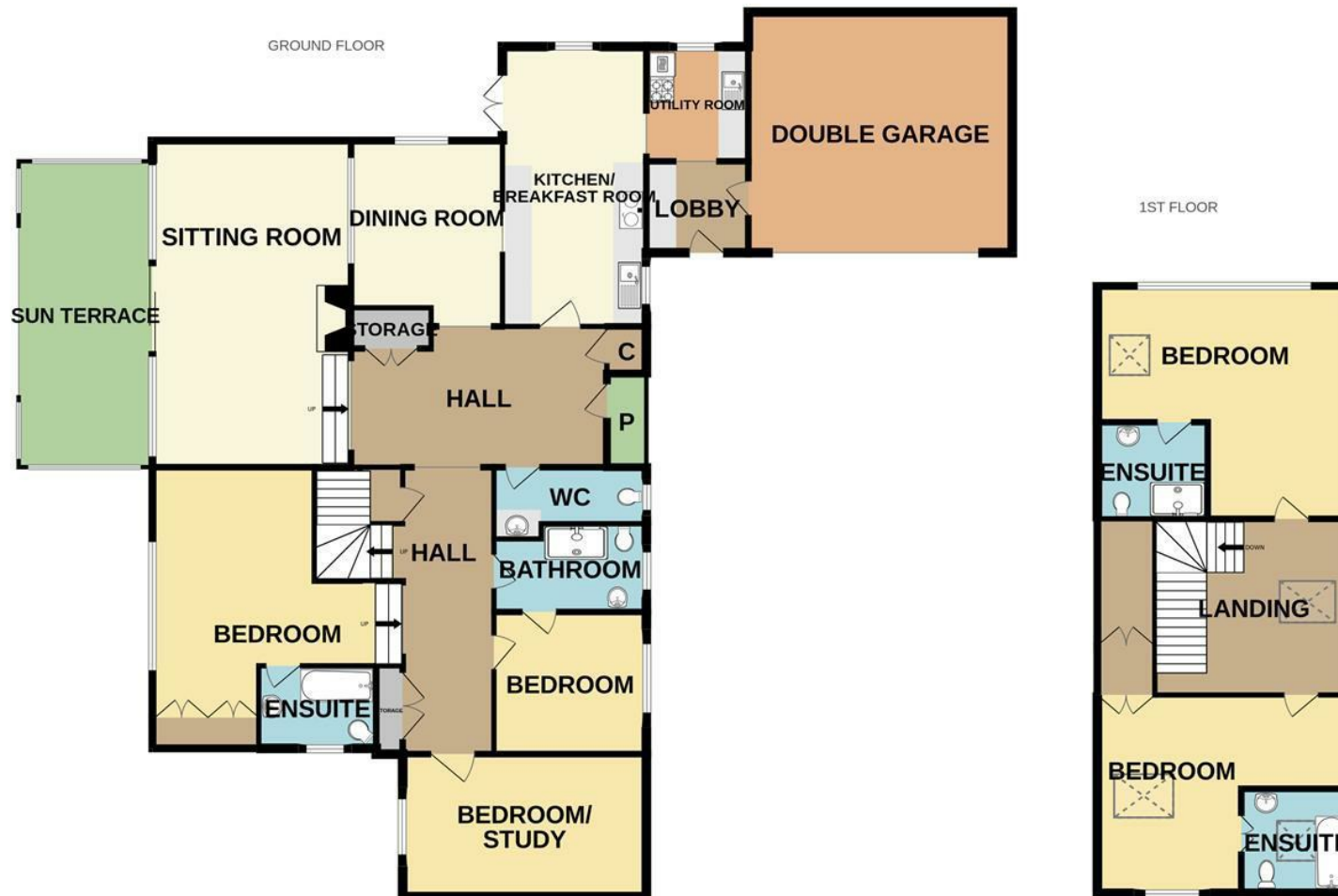
Heading into Instow from Bideford, follow the main road along the top of the village. Take the first major right turning clearly signposted 'New Road' (one of Instows most prestigious roads). Follow the road whilst it turns back on itself, some 500 yards the property is located on the left easily identified by its circular slate name plaque.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Out of
usual office ours contact
Edward on 07772363674





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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