

GROUND FLOOR



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## Directions

From Bideford Quay, with the River Torridge on your right, head east towards the A39. At the Heywood Road roundabout, take the third exit onto the A39 signposted Barnstaple. After approximately 2 miles, turn left at the traffic lights onto the B3233 towards Instow. Continue along this road, passing through Yelland, and into Instow village. As you approach the centre of Instow, look out for signs to Old Rectory Close on your right. Turn right into Old Rectory Close and follow the road around—number 13 will be clearly marked on the left-hand side.

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## Spacious 3 Bed Bungalow - Instow

13 Old Rectory close, Instow, Bideford, EX39 4LY

Guide Price

**£425,000**

- Fantastic Instow Village Location
- Wrap-around Gardens
- Ample Parking For Numerous Cars
- Solar Panels
- Far Reaching Views
- MUST BE VIEWED





13 Old Rectory Close is a refurbished three-bedroom bungalow, positioned in a popular cul-de-sac just moments from the charming village of Instow. The property occupies a generous plot with ample parking for four to five vehicles. The wrap-around gardens are secluded and offer a high degree of privacy, with plenty of spots to sit out and enjoy alfresco dining with friends. Added eco-friendly benefits include solar panels.

From the garden, you can enjoy lovely views across the estuary towards Saunton in the far distance. The property is within walking distance of Instow’s golden sandy beach and vibrant village atmosphere. With a strong community spirit, four characterful (and sometimes lively) pubs, a nearby school, and a local church, there truly is something here for everyone.

Stepping inside, you’re welcomed by a spacious entrance porch, ideal for coats, boots, and shoes. The hallway leads through the bungalow to a generously sized lounge, which enjoys views towards Saunton - a perfect space for relaxing or entertaining family and friends.

The recently refurbished kitchen includes an open-plan kitchen/breakfast area, great for social gatherings. It features a range of built-in storage cupboards and plenty of preparation space - ideal for those who love to cook.

Down the hallway are three well-proportioned bedrooms and the main family bathroom, which features a shower over the bath and a modern white suite.

This property is a MUST-VIEW. Contact the Bideford team today for more information or to arrange your viewing appointment.

## Services

All mains connected

## Council Tax band

C

## EPC Rating

E

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or outside of usual office hours contact Ed on 07772363674



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 to 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.

The 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 and Bideford.

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.

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:

**Entrance Porch**

**Entrance Hall**

**Living Room**

6.10 x 3.65 (20'0" x 11'11")

**Kitchen Breakfast Room**

3.92 x 3.58 (12'10" x 11'8")

**Bedroom 1**

4.06 x 3.17 (13'3" x 10'4")

**Bedroom 2**

2.98 x 2.95 (9'9" x 9'8")

**Bedroom 3**

3.04 x 2.95 (9'11" x 9'8")

**Family Bathroom**

**Garage**