

Riverside Cottage





# Riverside Cottage

Elm Terrace, Instow, Devon, EX39 4HR

Instow beach and the Tarka Trail, all close by. Bideford 3 miles, Barnstaple 6 miles.

**A semi-detached period home benefitting from superb estuary and sea views.**

- Stunning estuary and sea views
- Walking distance to the beach
- Three double bedrooms
- Private garden
- Circa 1910
- Parking
- Freehold
- Council tax band C

Guide Price £625,000

## SITUATION

1 Elm Terrace is situated in one of North Devon's most prestigious coastal communities, enjoying direct views over Instow and towards the Torridge estuary and out to sea. The property enjoys wonderful sunsets as well as the early morning sunlight reflecting off the pretty former fishing cottages in Appledore, which sits on the opposite side of the estuary. Instow is highly desirable with an excellent range of amenities and leisure pursuits. There is a beautiful sandy beach and south west coast path within a 5 minute walk and the North Devon yacht club 10 minutes walk away, where boats can be launched and moorings are understood to be available. Popular amenities include Johns of Instow which combines a delicatessen, convenience store, post office and café under one roof. The Commodore Hotel and restaurant, which is open to non-residents, and a variety of pubs and restaurants including The Instow Arms, and The Boat House which is an award winning seafood restaurant. The nearby Tarka Trail is a former railway line route which runs from Braunton to Meeth, covering about 30 miles with a series of connected footpaths, bridleways and cycle paths which pass through some of North Devon's most beautiful scenery. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is 3 ½ miles and offers a wider range of amenities. The Regional centre of Barnstaple is 6 ½ miles and offers the area's main business, commercial, leisure and shopping venues. The Atlantic Highway is 1 ½ miles from the property which joins to North Devon Link Road at Barnstaple. This road then leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton Parkway where London can be reached in just over 2 hours.





## DESCRIPTION

This beautifully presented period home is located within easy level walking distance of Instow beach, shops, pubs, restaurants and the North Devon yacht club. The present owners have extended and refurbished Riverside Cottage over the last 30 years of ownership to provide a light and airy open plan kitchen/dining room overlooking the rear garden and the open fields beyond. There is a separate study/dining room and living room to the front of the property with characterful features including a front bay window with stunning estuary views. Upstairs is a family bathroom and three double bedrooms, one enjoying those wonderful views and the principal bedroom benefitting from built in wardrobes and a shower en-suite. Outside the property benefits from private parking and front and rear gardens.

## ACCOMMODATION

The property has a range of character features and comprises an entrance hall with stairs to first floor and access to the downstairs accommodation which includes; living room with fireplace with gas stove and large bay window boasting superb views. To the rear is the semi open plan dining room/study with electric fireplace and built-in shelving. This space flows effortlessly into the light and spacious kitchen/diner which includes a range of units, central island with inset sink and space for white goods, integrated oven and gas hob, space for dining table and direct access to the rear garden.

The first floor has three spacious double bedrooms, the principal bedroom benefits from a built-in wardrobe, shower ensuite and Juliet balcony with fine views of the open field behind. Bedroom 2 boasts the best views the home has to offer, looking over Instow and towards Appledore, estuary and the sea. The family bathroom has a modern finish with large shower cubicle, bath, pedestal hand basin and WC.

## OUTSIDE

To the front the property has a well-maintained, enclosed front garden with space for seating and taking in those wonderful views, with a gravelled path leading to the front entrance and access around the side of the property to the parking area and the rear garden. The rear garden is private, enclosed and backs onto open countryside. The boundary is partly walled with a level lawn, brick-built outbuilding/potting shed, garden shed, resin terraces for seating and access gate to parking area. All surrounded by an assortment of plants and trees including apple and pear.

## PARKING

We understand the track to the side of the property is owned by Christie Estates and an agreement is in place to allow parking for the owners of 1 Elm Terrace. This agreement has been in place since the current owner has been in residence which is for over 30 years.

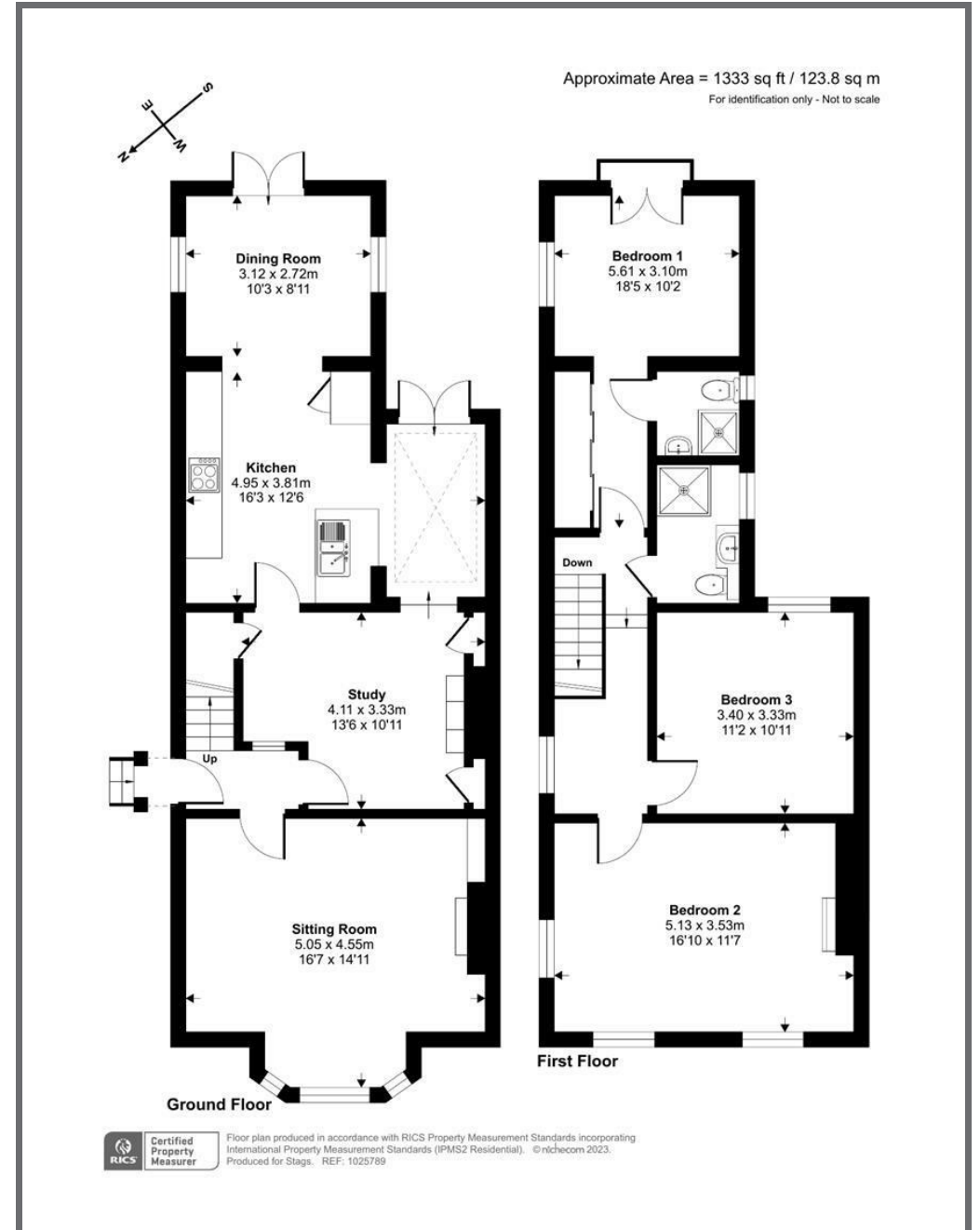
## SERVICES

All mains connected. Gas central heating. Solar panels which provide an income to the owner.





These particulars are a guide only and should not be relied upon for any purpose.



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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|   |   | 38      | 78        |

England & Wales EU Directive 2002/91/EC