



Caradon

Caradon, Bridge Lane, Instow, Bideford, EX39 4JD



SITUATION

Caradon is situated within one of North Devon's premier coastal villages, with The South West Coast Path and Tarka Trail both close by. Instow has a family and dog-friendly sandy beach and a range of amenities within level walking distance including general store (and off-licence), Post Office, delicatessen, café, The Commodore Hotel and a variety of inns, popular pubs and restaurants. There is also a regular bus service from Instow, a thriving cricket club and The North Devon Yacht Club, where boats can be launched (moorings maybe available) all within a moment's walk. The property is ideally situated between Barnstaple and the port and market town of Bideford, which sits on the banks of the River Torridge and offers an excellent range of amenities including supermarkets, banks, cafés and restaurants. Barnstaple is the regional centre and offers all the areas main business, commercial, leisure and shopping venues, with access via the A361, North Devon Link Road to (Junction 27) the M5 motorway at Tiverton, where Tiverton Parkway also provides rail access to London.

DESCRIPTION

On the market for the first time in 45 years, Caradon is a magnificent period home set within walking distance of the beach while also enjoying superb views over the estuary, towards Appledore and out to sea. The property offers well presented accommodation throughout, driveway parking for 3-4 vehicles, double garage, home office and a wonderful private garden. A rare find for this location. This attached residence is also available with the neighbouring property 'Hillside Villa' which is currently being run as a successful rental and is also being sold via Stags. For more information about the listing please contact the selling agent.

ACCOMMODATION

French doors lead into the wonderful sun room with tiled flooring, exposed stone walls and views over the garden. A great space for entertaining, relaxing or coming in from a sandy walk on the beach. This gives access to the rest of the ground floor accommodation which includes a utility room with built in units, inset sink, space for white goods and a further storage room. A snug/office which is a very versatile room. The sitting room boasts fine views, wood burner and sliding doors to the raised terrace and garden. Steps lead to the dining room and kitchen which includes a range of modern fitted units, inset sink, electric hob, integrated dishwasher, double oven and microwave. An inner hallway includes a WC, access to Anstey Way and stairs to the first floor.

The first floor includes two double bedrooms, with

an impressive front, double aspect bedroom with built in wardrobes and stunning views. A family bathroom includes a shower, WC, sink and bath.

The second floor includes a further two double bedrooms, one being the principle bedroom which offers the best views in the house and a shower ensuite.

OUTSIDE

Stone pillars lead to the driveway parking for a number of vehicles and double garage with electric doors. The garden which is very private with a partly stone walled boundary offers areas of level lawn, raised patio which is perfect for alfresco dining and enjoying the views and raised beds with an assortment of plants and shrubs. Attached to the garage is a home office with electric heating and built in office furniture.

AGENT NOTE

The attached property Hillside Villa is also available at a guide price of £699,950 and is listed via Stags. This can be purchased separately or together at a guide price of £1,500,000. For more information please contact the selling agent.

PROPERTY INFORMATION

All mains connected
Gas central heating
Double glazed
Slate roof
Solar panels with feed in tariff
Solar thermal panels for hot water
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

Instow beach, shop, restaurants, bus stops and more within walking distance, Bideford 3 miles, Barnstaple 6 miles.

A magnificent period home set within walking distance of the beach while also enjoying superb views over the estuary, towards Appledore and out to sea.

- Wonderful period home
- Stunning estuary views
- Private garden
- Ample parking and double garage
- Walking distance to the beach
- Adjoining property 'Hillside Villa' also available.
- Freehold
- Council tax band D

Guide Price £799,950





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus) A			92
(31-31) B			
(29-30) C		75	
(25-28) D			
(19-24) E			
(14-18) F			
(1-13) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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