



Sand Dune View



Sand Dune View

Instow, Bideford, Devon, EX39 4FF

Instow Beach yards away Bideford 2.5 miles Barnstaple 5.7 miles

An exceptional, contemporary property, with sea views, just yards from the beach in an extremely desirable village.

- Coastal Location & Stunning Sea Views
- 5 Double Bedrooms
- Living Room with Elevated Balcony / Dining Terrace
- Garage & Parking for Multiple Vehicles
- Council Tax Band 'F'
- Sandy Beach just 270 yards away
- Large Contemporary Kitchen / Living Space
- Desirable Village with Amenities
- PV Solar Array
- Freehold

Guide Price £830,000

Situation

Sand Dune view is situated close to the heart of Instow, one of the most sought-after villages in North Devon. The property enjoys stunning sea views over the sand dunes, across the estuary and is perfectly placed, less than 300 yards from the beach, with its golden sands and only a short walk to all your daily amenities. Instow is host to four, highly-regarded pubs and a hotel, award-winning, artisan, delicatessen/café/shop, primary school and parish church. Further amenities within the village include: North Devon Yacht Club, North Devon Cricket Club, the South-West Coast path, village hall, Parish Church, a main bus route (multiple buses an hour at peak times) and a ferry service across the estuary to Appledore (seasonal).

Instow is located between the port town of Bideford (2.5 miles) and the larger, market town of Barnstaple (5.7 miles), both offering a comprehensive range of amenities and facilities. The picturesque fishing village of Appledore is located on the other side of the estuary and the popular surfing beaches of; Croyde, Saunton, Woolacombe and Westward Ho! are within easy reach.

The A39/North Devon Link Road (2.4 miles) provides brisk passage in/out of the region to the M5 motorway and Tiverton Parkway train station (London Paddington 1h 57m).

Description

Built in 2019 to an exacting standard, Sand Dune View is a gorgeous, modern, family home, offering, well-considered and highly-prized accommodation, including; an open-plan kitchen/dining room, a perfect, contemporary family-living space and an impressive, triple aspect living room, opening to an elevated balcony/dining terrace with stunning sea views. There are either 4 or 5 double bedrooms, depending on your preference. The outside space has been designed and landscaped with ease of maintenance in mind, the pretty gardens are complemented by a garage and parking for multiple vehicles. The property would make a perfect family home or, with its low-maintenance credentials, it could provide the ultimate second home or holiday-let opportunity.



Accommodation

The front door opens into the impressive and incredibly spacious, double height ENTRANCE HALL with staircase leading up and access to all ground floor accommodation. The MASTER BEDROOM enjoys a westerly aspect, with the benefit of an ensuite shower room, with white suite, comprising: shower, basin and WC. BEDROOMS 2, 3 and 4 are all bright and spacious double bedrooms. The FAMILY BATHROOM features a white suite, comprising: bath with shower over, basin and WC. The UTILITY ROOM is fitted with a range of fitted units/worktop, stainless steel sink, space for white goods and glazed door to the garden.

The staircase leads up to the majestic, galleried landing, with 'picture' window framing the fine coastal views and door to WC with basin and airing cupboard. The capacious, triple-aspect LIVING ROOM with vaulted ceiling offers an enviable reception space with double-doors opening to the elevated terrace/balcony, with glass balustrade, the perfect space for entertaining, dining and enjoying the spectacular sunsets. The large, double-aspect KITCHEN/DINING ROOM is at the heart of this home and offers a large and enviable family living space. The kitchen is fitted with a comprehensive range of white, contemporary furniture, integrated appliances include a gas hob, high-level double/oven grill and dishwasher with space for further appliances, the gorgeous, bespoke, oak-topped island/breakfast bar, is the focal point of the room, the dining area affords space for a large table. The STUDY/SNUG/BEDROOM 5 (122 sqft) is adaptable in its application and could offer a further reception space or a large, double bedroom and is fitted with a large, storage cupboard.

Outside

The property is set behind a pretty, low, stone wall, the front garden has been designed with ease of maintenance in-mind, with gravel driveway providing parking for multiple vehicles, with an attached garage, offering further parking and storage. Gates either side of the house, allow access to the secure and private garden, that is situated to the left-hand side of the house. The gardens have been thoughtfully landscaped, predominantly laid to lawn, with a meandering path from the patio to a gazebo/seating area at its foot, all bordered by raised planted beds, offering a seasonal splash of colour. Behind the house there is a small courtyard with useful open storage sheds, door to the garage and door to utility/rear hall.

Services & Additional Information

All mains services are currently connected, including mains gas. Gas central heating via radiators,

Full uPVC double glazing throughout.

PV solar array.

Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Variable / o2 - Variable / Three - Variable / Vodaphone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

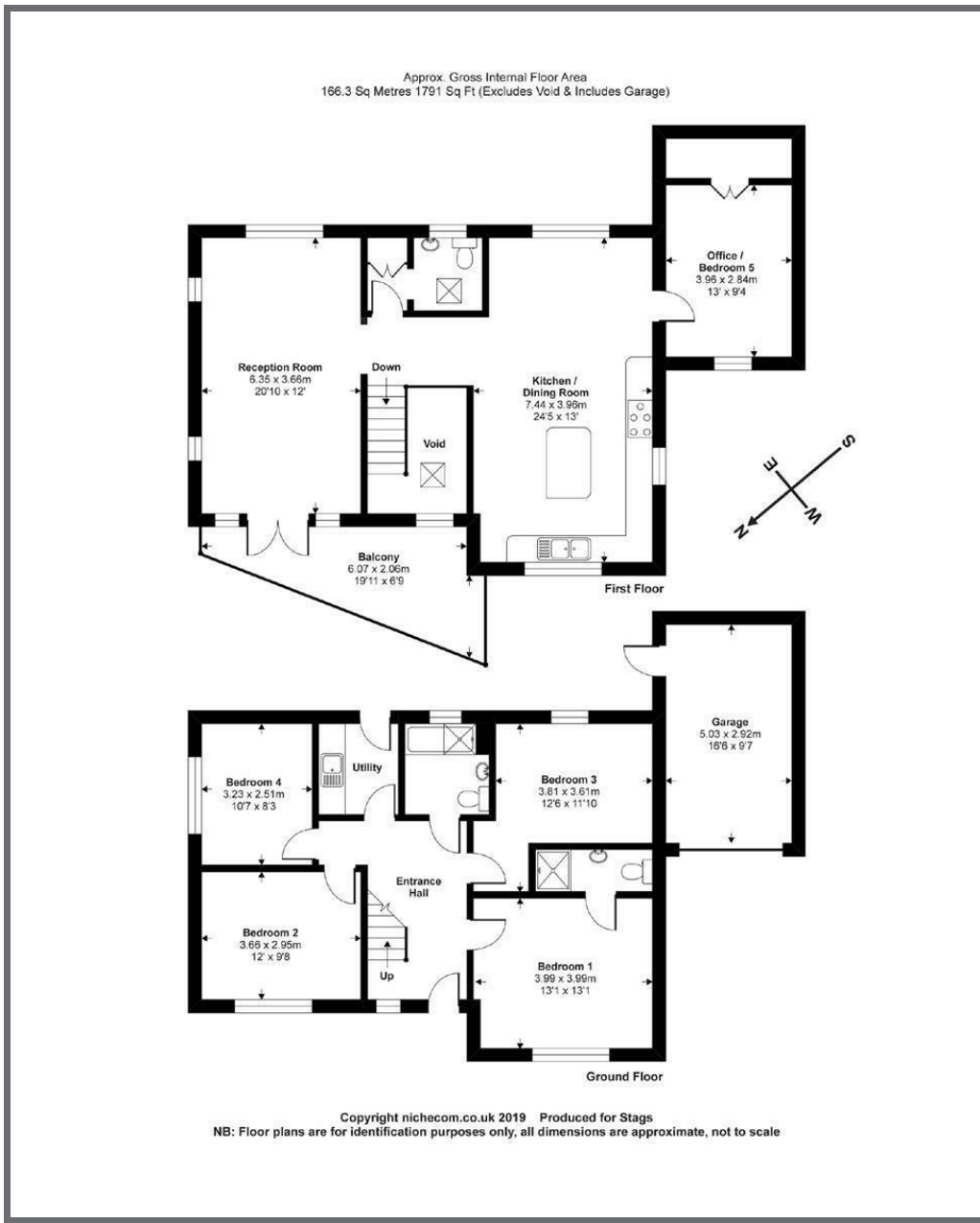
Sand Dune View is very straightforward to find, at the northern end of 'Marine Parade, Instow, with Stags 'For Sale board, clearly displayed.

what3words://awoke.buddy.lines

Postcode: EX39 4FF (Not to be relied upon).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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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			
		84	85

England & Wales EU Directive 2002/91/EC