



Swiss Cottage





# Swiss Cottage Anstey

Instow, Bideford, Devon, EX39 4JQ

Instow village centre, beach, estuary, Tarka Trail, Yacht and Cricket clubs, within walking distances.

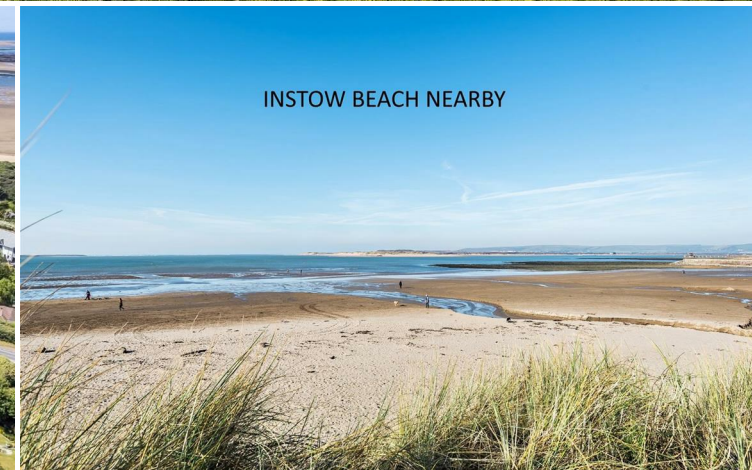
A quirky detached Edwardian residence for improvement or redevelopment, set in large mature garden close to the beach of this sought after coastal village

- Hall, 4 Reception Rooms
- Utility Room, Cloakroom
- Store room, various sheds/stores
- Mature secluded garden
- Freehold.
- Kitchen/Breakfast Room, Pantry
- 4 Bedrooms, 2 Bathrooms
- Extensive parking/Garage space
- No upward chain. Ideal main/second home
- Council Tax Band F

Offers In Excess Of £750,000

## SITUATION AND AMENITIES

The coastal/estuary village of Instow overlooks the River Torridge with delightful views across the water to the fishing village of Appledore and beyond, out to sea. It is the home of the North Devon Yacht Club and has excellent local facilities including a range of popular inns and restaurants, a local shop/delicatessen/post office. There is a wide sandy beach and extensive sand dunes close by, as well as access to the Tarka Trail, which is part of the National Cycle Network. The port and market town of Bideford is a few miles away and provides local facilities, national shops and banks as well as numerous independent shops, restaurants and bars. Further around the coast is the surfing and beach resort of Westward Ho!. In the opposite direction the regional centre of Barnstaple is about 20 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as pannier market and live theatre. Close by is the North Devon Link Road, which runs on in about an hour, to Junction 27 of the M5 Motorway where Tiverton Parkway offers a fast service of trains to London, Paddington, in just over two hours. Exeter, the Cathedral city and county town, with its international airport is about 50 miles away. Generally, the North Devon region appeals to those with a sense of the great outdoors with its glorious sandy surfing beaches at Croyde, Woolacombe and Saunton (also with championship golf course) and the more rugged coastline westward towards Cornwall. There is also golfing at the oldest course in the country at Westward Ho! known as the Royal North Devon Club.





## DESCRIPTION

Understood to have been constructed in 1907, this most attractive individual character home presents painted rendered elevations with slate mansard style roof and single storey extension, timber clad beneath a slate roof. The property offers versatile accommodation which could potentially suit dual occupation use. There is also scope to extend, and/or create detached garaging, possibly with a room above, or an independent annexe/holiday let cottage, all subject to any necessary planning permission being obtained.

The property sits within a generous mature garden plot of approximately 0.38 of an acre which is secluded and stocked with masses of mature specimen shrubs and trees. Swiss Cottage has been utilised as a second home by the current owners and is considered ideal for the same purpose, or as principal residence.

## SPECIAL NOTE

The two properties to the left of Swiss Cottage, as you look at it from the road, have recently been demolished to make way for new contemporary homes which are under construction and owned by separate individuals. These are nearly completed. It seems possible that Swiss Cottage could similarly be re-developed, subject to planning permission, given these two recent precedents and others locally.

## GROUND FLOOR

Double half glazed panel entrance doors to PORCH and inner door to ENTRANCE HALL access to GREENHOUSE. The SITTING ROOM is at the rear of the home facing on to the garden via a large bay window which floods light in to the room. The DINING ROOM is adjacent, also with bay window. There is a SECOND SITTING ROOM and good sized STUDY with access to INTERNAL STORE ROOM. It is the study and store room area which could potentially be adapted as an annexe. The KITCHEN/BREAKFAST ROOM has been refitted within recent years in a contemporary grey theme, there is a green Rayburn cooker set within the chimney breast, ample wall, base and drawer units, vinyl flooring. Continuing on through the kitchen there is a separate UTILITY, LARDER AND CLOAKROOM with external oak door leading to steps and outside. A door to the far side of the kitchen also leads to a narrow space that serves as a HIDDEN BAR.

## FIRST FLOOR

Off the LANDING there are 4 DOUBLE BEDROOMS with an EN-SUITE BATH AND SHOWER ROOM to the main bedroom and SEPARATE FAMILY BATHROOM upgraded in recent years with modern sanitary ware.

## OUTSIDE

The property sits lower than the road with a set of wooden entrance gates and attractive stone wall screen, providing both security and access on to the front drive. There is an EXTENSIVE PARKING AND TURNING AREA which continues past the house to a concrete area, ideal for the proposed garaging mentioned earlier. A number of EXISTING EXTERNAL STORAGE AREAS are also positioned here and give access to various sub terranean cupboards and rooms under the back of the house. The remainder of the plot gently slopes and comprises raised and flagged Al-fresco dining area with exposed brick partition and archway to sections of lawn, TWO FURTHER STORAGE SHEDS all fence enclosed. The plot tapers and is roughly triangular in shape.

## SERVICES

All mains services, gas central heating.

## DIRECTIONS

Entering Instow from the Barnstaple direction, the main road through the village is called Anstey Way. Ignore the first turning in to the village and the property will be found behind it's stone wall on the right hand side, identified by our for sale board.





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.



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			
England & Wales		80	53
EU Directive 2002/91/EC			

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