



West View



# West View

Anstey Way, Instow, Devon, EX39 4HS

Just a stroll from the beach, Tarka Trail, Yacht club, Cricket Ground and village shops/pubs/eateries.

A late Victorian character village residence requiring updating, together with 'secret garden' and really interesting range of outbuildings in sought after estuary village.

- Hall, Cloakroom, 2 Reception Rooms
- Kitchen/Breakfast Room, Utility Room
- 4 Bedrooms, Shower Room, Sep WC
- Range of character buildings with potential
- Ample Parking, Courtyard, Gardens
- Large 'secret garden' with separate access.
- Potential for a variety of uses
- Council Tax Band E
- Freehold

Guide Price £625,000

## SITUATION & AMENITIES

Instow is one of North Devon premier coastal/estuary villages, with the South West Coast Path and Tarka Trail both close by, the latter being ideal for both cyclists and walkers alike. Instow has a family and dog friendly sandy beach and range of amenities within easy level walking distance, including General Store/Off Licence/Post Office/Delicatessen/Café, The Commodore Hotel and a variety of popular Inn's and Restaurants. There is also a regular bus service from Instow, a thriving cricket club and North Devon Yacht Club where boats can be launched (moorings may be available) all within a moment's walk. The village is ideally situated in between Barnstaple and the port and market town of Bideford, which sits on the banks of River Torridge and offers an excellent range of amenities including supermarkets, banks, cafes and restaurants. Barnstaple, as the regional centre offers all the area's main business, commercial, leisure and shopping venues, with access to the A361 North Devon Link Road, running on in around 45 minutes or so, to Junction 27 of the M5 Motorway at Tiverton and where Tiverton Parkway also provides rail access to London Paddington in just over two hours. The area is well served by excellent state and private schools including Kingsley in Bideford and West Buckland School. North Devon's other premier coastal resorts at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe are around 30/35 minutes away. As is Exmoor National Park. The nearest International airports are at Bristol and Exeter.

## DIRECTIONS

As you enter Instow from Barnstaple, continue along the main road which is Anstey Way. Pass the first and second turning to the seafront and the property will be found on the periphery of the village, on the left just after a public layby, identified by our 'For Sale' board.

WHAT3WORDS///riverside.schooling.vaulting

## INSTOW BEACH NEARBY



## DESCRIPTION

West View was built by the grandparents of one of the vendors and has therefore never actually previously entered the market in its history. The property is a detached character residence which presents painted brick elevations, beneath a slate roof. The property is understood to have been originally built in 1896 and offers accommodation arranged over two storeys. The house benefits from gas central heating but would benefit from general updating. Externally there is a driveway which leads to a range of outbuildings, formally understood to have been an undertaker's premises and then a general builder's yard. These include garaging/workshops and garden room and are attached to a neighbour's outbuildings to the rear. The buildings are considered suitable for potential conversion to ancillary accommodation or possibly a holiday let or two (subject to any necessary planning permission being obtained). There is a courtyard between the house and these buildings and former dairy/outhouse/WC and potting shed off it. Beyond the courtyard is an inner walled garden and beyond this a much larger walled 'secret garden' with separate access from Marsh Lane. The gardens look onto open countryside to the rear. From the first-floor front bedrooms, when the leaves are off the trees, there are glimpses of the estuary.

**SPECIAL NOTE :** Although described as detached there is a small attachment to the front above a passageway, owned by the neighbouring property.

## ACCOMMODATION

### GROUND FLOOR

Front door to ENTRANCE LOBBY, inner door to ENTRANCE HALL with cupboard under stairs, cloakroom, low level WC, pedestal hand wash basin, mirror fronted medicine cabinet, meter cupboard. SITTING ROOM ornamental fireplace, window to front elevation. DINING ROOM open fireplace, window to front elevation. KITCHEN/BREAKFAST ROOM range of units in oak with tiled work surfaces, incorporating single drainer stainless steel sink unit, drawers and cupboards beneath, matching wall mounted cupboards mainly with leaded light glazed fronts, Belling cooker comprising gas oven and electric grill, extractor hood/fan above, Worcester free standing gas fired boiler for central heating and domestic hot water. UTILITY ROOM plumbing for washing machine, shelved cupboard under stairs, two further built in shelved cupboards, double glazed door to rear courtyard.

### FIRST FLOOR

HALF LANDING. SHOWER ROOM tiled shower cubicle, pedestal wash basin, mirror fronted medicine cabinet, airing cupboard. SEPARATE WC. MAIN LANDING trap to loft space. BEDROOM 1 window to front, ornamental fireplace. BEDROOM 2 window to front, ornamental fireplace. BEDROOM 3 fitted wardrobes to one wall, the centre one with mirror front. BEDROOM 4/STUDY.

## OUTSIDE

To the front of the property there is a shallow garden, wall enclosed with original cast iron, ornate pedestrian gate leading to the front door. Either side there are shaped shrubs/hedges. To the right of the property there is a pillared gate and vehicular access providing ample parking and turning space and leading to the range of buildings which incorporate firstly, A GARAGE of stone construction with Marland brick aperture and slate roof. This has an electric up-and-over door, electric meter and staircase rising to the first floor above the WORKSHOPS, also presenting elevations of cream Marland brick, timber clad with tin roof. ROOM 1 has sliding double doors to the courtyard and a separate pedestrian access, this connects to ROOM 2 with windows overlooking the courtyard. Adjacent is a GARDEN ROOM presenting similar elevations beneath a corrugated plastic roof with half glazed door to courtyard, raised level with ornamental pond, ornamental mill wheel feature, well established Camelia. From the main drive double timber gates lead to the courtyard and adjacent to the house is a FURTHER OUTBUILDING of brick construction beneath a slate roof which incorporates a former dairy with two slate benches and shelving, high level gardener's WC, walk in shelved store and adjoining POTTING SHED with power and light connected. From the garden room a pedestrian door leads to the FIRST INNER WALLED GARDEN which is paved and there are well established beds and borders, mature shrubs, good sized terrace. This area is fairly secluded. A further door leads to the SECOND WALLED 'SECRET GARDEN' of good size with ornamental well, Japanese style pergola above a terrace, SUMMERHOUSE, BRICK SHED, lawns, well established shrubs, rear gated access, walled off fast running stream, once again fairly secluded with views over adjoining countryside.

## SERVICES

All mains services connected. Gas fired central heating. We understand broadband is not connected but there is a pole outside the property.



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.



Approximate Area = 1585 sq ft / 147.2 sq m  
 Garage = 468 sq ft / 43.4 sq m  
 Outbuildings = 1296 sq ft / 120.3 sq m  
 Total = 3349 sq ft / 311.1 sq m

For identification only - Not to scale

First Floor

Outbuilding 1 Ground Floor

Outbuilding 2

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1087796



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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