



Ostara



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5, Old Rectory Close, Instow, Devon, EX39 4LY

On the periphery of favoured Instow Village close to amenities, the beach & the Tarka Trail.

A 5 bedroom detached chalet style residence on the fringe of a sought after coastal village

- Hall, Sitting Room, Kitchen
- Garage with potential. Parking.
- Double Glazed. Gas C.H.
- Quiet close. Backs onto fields.
- Council Tax Band C
- 5 Bedrooms, Bathroom
- Good sized mature garden.
- Versatile Accommodation
- Fine Views. Suit Main/Second Home.
- Freehold

Guide Price £599,950

SITUATION & AMENITIES

Old Rectory Close is a quiet, established 'no through' development of individual properties, on the fringe of the highly sought-after coastal village of Instow. Ideally situated within walking distance of the beach, Tarka Trail and Village Primary School. The village offers a popular sandy beach as well as the North Devon Yacht Club where boats may be launched and moorings are available. Amenities at Instow also include locals shops with delicatessen, post office and café, hotel and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes as well as the ferry to Appledore across the estuary. The port and market town of Bideford is around 3.5 miles and offers a wide range of amenities. The sandy beach of Westward Hol is a further few miles away and backs onto the Northam Burrows Country Park and Royal North Devon Golf Club (the oldest in the UK), there is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The regional centre of Barnstaple is around six miles and offers the area's main business, commercial, leisure and shopping venues. Bideford and Barnstaple both offer secondary schools/colleges and further afield there are reputable private schools at West Buckland (around 25 minutes by car), with local pickup points, as well as Blundells at Tiverton or Kingsley in Bideford. From Barnstaple there is access to the North Devon Link Road which eventually leads through to Junction 27 of the M5 Motorway in around an hour. There is also access to Tiverton Parkway where London can be reached in just over two hours. North Devon's famous surfing beaches at Saunton (also with championship gold course), Croyde, Puttsborough and Woolacombe are 30/40 minutes as is Exmoor National Park.



DESCRIPTION

An individual detached chalet style residence which presents painted rendered elevations with double glazed windows beneath a tiled roof, we understand that the original property dates from the 1970's but was remodelled and extended around 2002. The accommodation is versatile and includes on the ground floor; hall, sitting room, kitchen, covered way, three bedrooms, bathroom. First floor; landing, two further bedrooms (making five in all). Alternatively, some of the bedrooms could be utilised as additional reception space. There is also the possibility of using the property on a dual occupation basis. There may also be potential to extend to the right or convert the attached garage into additional accommodation (subject to any necessary planning permission being obtained). There is additional parking and mature gardens of good size which back onto open countryside and from the first floor bedrooms there are fine distant views towards Hartland Point and the sea in one direction and of open countryside in the other.

GROUND FLOOR

ENTRANCE PORCH. ENTRANCE HALL built in storage cupboard, tiled effect flooring. SITTING ROOM double aspect with one wall entirely in glass, incorporating sliding UPVC doors to rear garden and fine views, strip wood flooring. KITCHEN fitted with an extensive range of oak units with roll edged worksurfaces, incorporating 1 ½ bowl single drainer stainless steel sink unit, drawers and cupboards beneath, matching wall mounted cupboards and central island/breakfast bar, Diplomat double electric oven, four ring ceramic hob, stainless steel extractor hood, space for fridge, tiled effect flooring, half glazed door to COVERED WAY with doors to both front and rear gardens, access to garage (described later). BEDROOM to front, strip wood flooring, built in wardrobe. BEDROOM with French doors to garden. BEDROOM with strip wood flooring. BATHROOM panelled bath, overhead shower, low level WC, wash hand basin, vanity cupboards beneath, mirror fronted medicine cabinet, shaver point, white washed wood effect flooring. From the entrance hall a pine staircase rises to the first floor.

FIRST FLOOR

LANDING with built in storage cupboard, multipaned opaque glazed doors to BEDROOM exposed pine flooring, fitted work surfaces and range of cupboards and drawers to one wall, fitted book cases, Velux window and second larger window enjoying the best of the views. Returning to the landing a multipaned opaque glazed door to BEDROOM with similar floor and windows.

OUTSIDE

From the close, a driveway provides ample parking and leads to the ATTACHED GARAGE, which has an electric up-an-over door, plumbing for washing machine, window, apparatus for the solar panels, wall mounted gas fired boiler for central heating and domestic hot water. The front garden is arranged to the right of the driveway and laid to lawn, bordered by a number of specimen shrubs. Access to the side of the property, to the rear garden where there is an extensive area of terrace, also incorporating clothes drying whirligig, rockery, ornamental pond, further lawns and many specimen shrubs, aluminium framed greenhouse. The garden is fenced enclosed and backs onto open countryside.

SERVICES

All mains services are connected, gas fired central heating. According to Ofcom, standard broadband is available at the property and mobile signal is likely from a range of providers. For further information please see the Ofcom website: <https://checker.ofcom.org.uk/>

SPECIAL NOTE

The solar panels are leased and we understand that the ownership reverts to the owner of the property at the end of the lease term. Energy enjoyed by Ostara is free of charge but any additional energy generated and producing an income, reverts to the installation company.

DIRECTIONS

Leaving Instow in the direction of Barnstaple, after a short distance, bear right signposted Rectory Lane, where the entrance to Old Rectory Close will be found within a short distance on the left-hand side. Enter the close and the property will be found on the left-hand side, backing onto fields.

WHAT3WORDS///fixtures.repaying.roofed



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.



Instow Beach Nearby



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

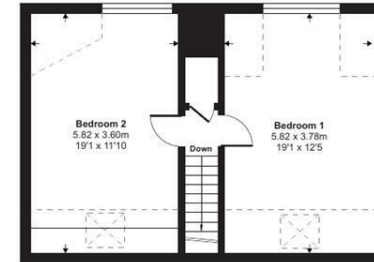
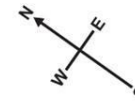
barnstaple@stags.co.uk

01271 322833

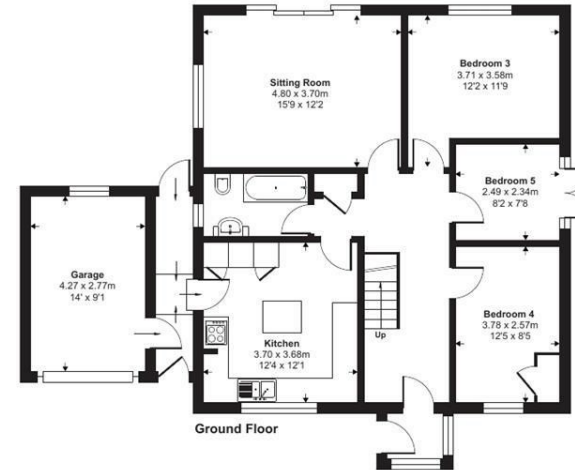
Denotes restricted head height

Approximate Area = 1302 sq ft / 120.9 sq m
 Limited Use Area(s) = 135 sq ft / 12.5 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1565 sq ft / 145.2 sq m

For identification only - Not to scale



First Floor



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: 1104869



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