



The Captain's House











# The Captain's House

2 Cleveland Villas, Marine Parade, Instow, Devon, EX39 4HX

Within walking distance of local amenities including Deli/Post Office, Pubs & eateries, Tarka Trail, Cricket Club, Yacht Club etc.

A Grade II Listed period town house enjoying a frontline waterside position in one of North Devon's premier coastal villages, just a stone's throw from the beach.

- Entrance Lobby, Entrance Hall, Cloakroom
- Sitting Room with Balcony off, Original Features
- Dining Room/Kitchen in distinct 'zones'
- 5 Bedrooms, 3 Bathrooms, Gas C.H.
- Garage plus parking for 3.
- Courtyard & small walled garden.
- Ideal 1st/2nd home/UK base/Holiday Let
- No Upward Chain.
- Currently Business Rated
- Freehold

Guide Price £995,000

## Stags Barnstaple

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## The London Office

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## SITUATION AND AMENITIES

Instow is highly desirable and offers an excellent range of amenities and leisure pursuits. There is the sandy beach literally across the road from the property, access to the Tarka Trail, as well as the North Devon Yacht Club, all virtually on the doorstep.

Other amenities include local shops with Delicatessen/Post Office/Café, Hotel, Primary School and a variety of Pubs and Restaurants. At the far end of the Village is the Cricket Club and there are regular bus routes to local towns as well as a ferry to Appledore across the Estuary. The port and market town of Bideford is about 3.5 miles away and offers a wider range of amenities. The sandy beach of Westward Ho! is a further few miles and backs onto the Northam Burrow Country Park and Royal North Devon Golf Club (the oldest in the UK). From Barnstaple – about 6.5 miles away – there is access to the North Devon Link road which leads through to Junction 27 of the M5 Motorway in about 45 minutes or so. From there is access to Tiverton Parkway where London Paddington can be reached in just over 2 hours. As the Regional Centre, Barnstaple offers the area's main Business/Commercial/Leisure and Shopping venues, as well as live Theatre and District Hospital. About half an hour by car are the surfing beaches of Saunton (also a Championship Golf Course), Croyde, Woolacombe and Putsborough, as well as Exmoor National Park and the Cornish border.

There are a number of reputable Private Schools within the area, including Kingsley at Bideford and West Buckland. The nearest International Airports are at Exeter and Bristol.

## DESCRIPTION

The Grade II Listing of the property refers to 'The Anchorage Hotel & Sandlea GVII, a pair of Guesthouses, circa 1870 with 20th century alterations'. The property presents painted rendered elevations, with slate roof and serrated barge boards. The house is in the Tudor Gothic style and the front elevation is broken up with a First Floor balcony with Ogee-shaped roof supported on timber posts, canted bay window with crenelated cornice and three light window. Within the gable is a port hole window. The external features are matched internally, with a fine original staircase, attractive plaster moulding, some original quarry tile flooring, as well as oak flooring and many original feature doors.

The accommodation is arranged over 4 Floors and the period features combine well with 21st Century refinements. This is the ultimate Beach Villa, in an idyllic waterfront setting, where the views over the Estuary are stunning, as are the sunrises and sunsets. The property is currently run as a lucrative holiday let. It is also considered ideal as main residence, 2nd home, UK base or a combination such uses. The majority of the contents can be available by separate negotiation if required.

## GROUND FLOOR

Arched part-opaque glazed front door to ENTRANCE LOBBY, oak flooring, cupboard housing IDEAL wall-mounted gas-fired boiler for central heating and domestic hot water, separate hot water tank. Inner door to ENTRANCE HALL with original patterned quarry tiled flooring, overhead electric cupboard, rear HALL with quarry tiled flooring, half-glazed door to rear Courtyard and Garden. CLOAKROOM with low level WC, wash hand basin, wall mirror, quarry tiled flooring. KITCHEN/DINING ROOM in distinct zones. At the front is the DINING AREA with oak flooring, an open arch to KITCHEN, fitted with an extensive range of modern units in a medium wood effect theme with black marble effect work surfaces, incorporating 1 ½ bowl stainless steel sink unit, plumbing for washing machine (Indesit washing machine included), carousel unit, integrated Beko dishwasher, matching range of wall-mounted cupboards and dresser style unit, American style fridge/freezer, Rangemaster range of electric ovens with gas hob, stainless steel extractor fan above – all in tiled recess, tiled flooring, half-glazed door to rear Courtyard/Garden.

A fine original period Staircase rising to a mezzanine Sitting/Reading area, further stairs rising to FIRST FLOOR galleried Landing.

## SITTING ROOM

A lovely original period room, featuring ornamental sealed fireplace, ornate plaster frieze, bay window with door to the Balcony and one of the finest views from the property over the Estuary, oak flooring.

## BEDROOM 1

With oak flooring, window to rear.







## SECOND FLOOR

Galleried Landing, Inner Landing, cupboard under stairs.

## BEDROOM 2

Fine views over the Estuary, oak flooring, pair of double fitted wardrobes. EN-SUITE SHOWER ROOM with tiled cubicle, pedestal wash basin, low level WC, wall mirror, tiled walls and flooring, extractor fan.

## BEDROOM 3

Views over the Estuary. oak. flooring

## BATHROOM

A spacious Family Bathroom with panelled bath, overhead shower and shower screen, low level WC, wash hand basin, tiled walls and flooring, wall mirror flanked by wall lights, extractor fan, built-in storage cupboard.

## FROM SECOND FLOOR LANDING

Doorway and further staircase rising to

## THIRD FLOOR

Landing, trap to loft space.

## BEDROOM 4

Oak flooring, shelved recess, built-in double eaves wardrobe, view to open countryside.

## BEDROOM 5

Oak flooring, port hole feature window, eaves wardrobes to one wall.

## SHOWER ROOM

With tiled cubicle, low level WC, wash hand basin, oak flooring, tiled walls, wall mirror, shaver point, extractor fan.

## OUTSIDE

To the front of the property, the driveway is initially shared with next door, then has parking for 3+ vehicles, as well as a SINGLE GARAGE (the one to the right in the block of 2). The REAR GARDEN which is accessed via the rear of the house is on 2 tiers – the 1st of which is a sheltered COURTYARD, ideal for alfresco dining with a barbeque area. Steps and a gateway then lead up to the 2nd tier where there is a lawn and wall-enclosed Garden arranged with ease of maintenance in mind and very child/dog friendly.

## SERVICES

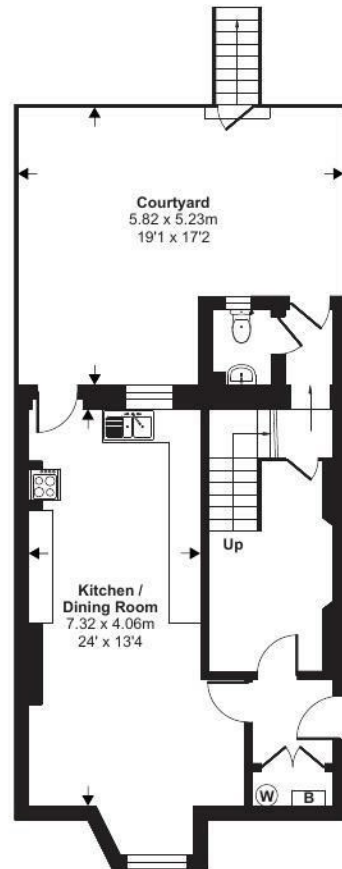
All mains services are connected with gas-fired central heating.

According to Ofcom, there is limited mobile availability for the major network providers. Broadband is available in the area. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

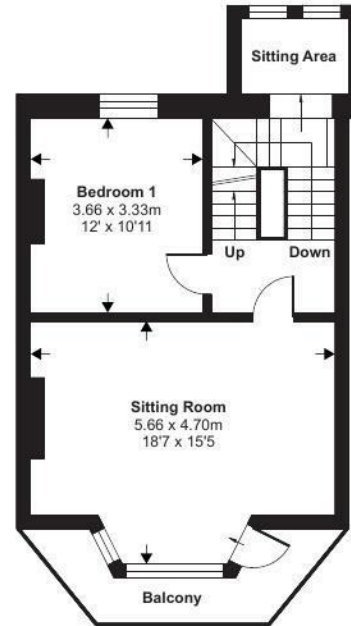
## DIRECTIONS

What3Words: coasters.repeat.allow

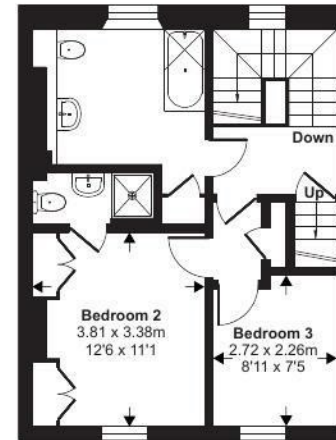
As you enter Instow from the B3232 (Anstey Way), you immediately come into Marine Parade. Follow this road for around 1/3 mile passing The Boat House, The Instow Arms and the Commodore Hotel. Shortly after you will then pass John's Delicatessen and the property will be found shortly after on your left-hand side, almost opposite the ancient signal box.



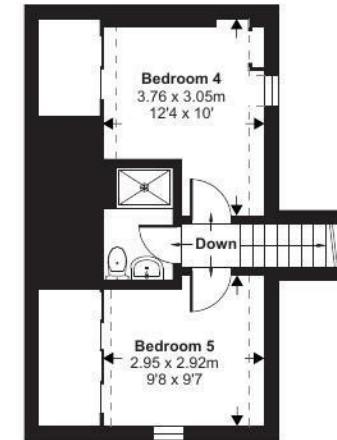
Ground Floor



First Floor



Second Floor



Third Floor

Approximate Area = 1739 sq ft / 161.6 sq m  
Limited Use Area(s) = 90 sq ft / 8.3 sq m  
Total = 1829 sq ft / 169.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1183405



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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







