



Cartlands



STAGS

Cartlands

Instow, Bideford, EX39 4LY

Instow beach, shops, pubs/restaurants, Tarka Trail, cricket and yacht clubs within walking distance.

A unique detached reverse living house & pair of two bedroom, attached single storey cottages with storage rooms and garaging below together with mature gardens, on high ground enjoying distant sea views.

- Detached Reverse Level Home
- Walking Distance to Instow Beach
- Stunning Waterside Views
- Cartlands (2 Bedrooms)
- Lapwing & Sandpiper (Both 2 Bedrooms)
- Gardens, Workshops/Stores/Garaging
- Income Potential. Ideal for Multiple Occupancy.
- Ideal for extension or development, stpp.
- Also available with up to 5.77 acres total.
- No chain. Freehold, Council Tax Band E

Guide Price £780,000

SITUATION AND AMENITIES

Cartlands is situated on the fringe of the highly sought after coastal village of Instow in a fantastic elevated position, enjoying far reaching waterside views and ideally situated to walk to the beach, Tarka Trail and the amenities that Instow has to offer. The coastal village of Instow is highly desirable with popular sandy beach and the North Devon yacht club, where boats may be launched and moorings are available. This yacht club has a very good membership and more than 550 members sailing cruisers, day boats, power boats, catamarans and dinghies. Amenities at Instow include local shops with delicatessen, post office and café, hotel, primary school and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Hol is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. 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 about 6 miles and offers the area's main business, commercial, leisure and shopping venues. Secondary schools/colleges and further afield there are reputable private schools at West Buckland [about 25 minutes by car], with local pick up 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 about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours. North Devon's famous surfing beaches at Saunton [also with championship golf course], Croyde, Putsborough and Woolacombe are 30/40 minutes , as is Exmoor.



DESCRIPTION

We are delighted to offer for sale this detached property, located in one of the most sought after coastal villages in North Devon. Believed to have been built in the 1970's, this is the first time Cartlands has been on the market, having been in the same family since construction. Cartlands is situated in a private tucked away position, via a long 'no through' driveway shared by one other substantial property and enjoys an elevated position with views towards Branton Burrows and Saunton. The property briefly comprises a two bedroom detached reverse living house which is in in need of modernisation, a pair of two bedroom, attached single storey cottages with storage rooms below. There is an internal yard separating the two buildings with attached garaging, workshops and plenty of parking. There are gardens to the rear adjoining open fields.

This is a fantastic one of a kind opportunity for a new owner to stamp their mark.. Although the property is in need of updating and general modernisation, it does offer tremendous scope for potential extension or development to create a grand designs style home, subject to planning permission. Furthermore, the property offers scope for a number of home and income uses, such as home with holiday lets or long term rentals. Alternatively, it could suit multi generational use by parts of the same family, or a combination of these uses.

CARTLANDS

Canopied ENTRANCE PORCH with front door leading into a spacious ground floor ENTRANCE HALL with stairs rising to the first floor and under stairs storage cupboard. There is KITCHEN/BREAKFAST ROOM, DOWNSTAIRS WC and TWO DOUBLE BEDROOMS with EN-SUITE BATHROOM from bedroom 1 and shower and sink within bedroom 2. On the First floor there is a LANDING with obscure glazed windows looking into the sitting room and door to a useful CLOAKROOM. The SITTING ROOM and adjoining VIEW ROOM, enjoy stunning 180 degree sea views towards Branton Burrows and Saunton and across to Instow and Appledore distance.

LAPWING & SANDPIPER

A pair of attached single storey accommodation cottages both comprising of ENTRANCE PORCHES, dual aspect OPEN PLAN KITCHEN/SITTING ROOM. Each have TWO DOUBLE BEDROOMS and BATHROOM. The cottages both have small GARDENS to the front and provisions for PARKING.

WORKSHOPS, STOREROOMS & GARAGING

Beneath the cottages there are a range of useful rooms including SEVERAL STOREROOMS/OFFICES, WORKSHOP and GARAGING. We believe these rooms have potential to be adapted into the cottages to create further larger accommodation or turned into home office or workspace etc (subject to planning permission).

DIRECTIONS

Leaving Instow, in the direction of Barnstaple, after a short distance bear right sign posted Rectory Lane, which eventually leads up to the village primary school, continue on this road, pass Old Rectory Close on your left and take the next private drive on the left, shared by Cartlands and the neighbouring property beyond.

WHAT3WORDS///watched.duty.defenders

SERVICES

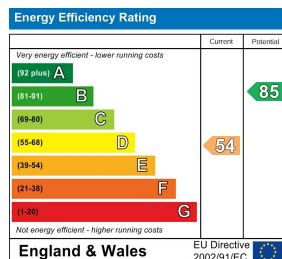
All mains services connected.

SPECIAL NOTE

The vendors also own the access drive, the orchard across the drive from the cottages and the field below the property, all of which could potentially be purchased in addition, by separate negotiation. The entire area amounts to approximately 5.77 acres.



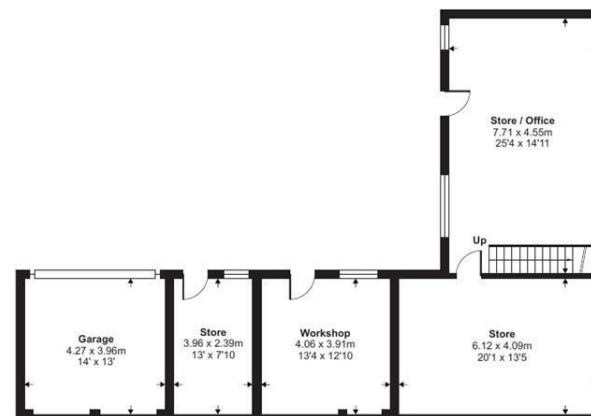
A large, bright living room with a green carpet and four floral-patterned armchairs. The room features large windows with wooden frames, offering a view of a residential area and hills. Two ornate chandeliers hang from the ceiling.



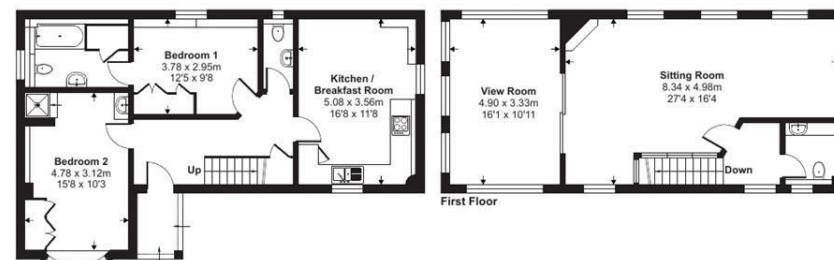
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For identification only - Not to scale



Garage / Outbuilding 1 / 2 / 3



First Floor



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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