



Cartlands





# 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 5.77 acres gardens, orchard & pasture, on high ground enjoying distant sea views.

- Detached Reverse Level Home
- Stunning Waterside Views
- Lapwing & Sandpiper (Both 2 Bedrooms)
- Workshops, Store Rooms & Garaging
- Ideal for extension or development stpp
- Walking Distance to Instow Beach
- Cartlands (2 Bedrooms)
- Gardens, 1 acre Orchard & 4 acre paddock
- Income Potential, Ideal for Multiple Occupancy
- Freehold, Council Tax Band E

Guide Price £1,500,000

## 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 Ho! 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 exceptional 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 Braunton Burrows and Saunton. The property briefly comprises of a two bedroom detached reverse living house which is 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 and to the south of the entrance drive is an additional orchard measuring approximately 1.07 acres. A paddock of 4.1 acres lies below the house and this has a farming vehicular right of way over the field below, off Rectory Lane.

This is a fantastic one of a kind opportunity for a new owner to put their own stamp on. 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 Braunton 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 orchard and paddock may have long term development potential. With this in mind the property is being sold subject to 'overage' clauses on these two areas. The vendor's solicitors will produce the actual clause for the sales contract. However, as a guide, if any new owner goes on to achieve planning gains on either/both these parcels of land, the vendors, or their successors, will be entitled to 25% of any uplift in value from agricultural/amenity land and for a period of 30 years from completion of the sale. A land plan is available upon request from the selling agents.





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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>54</b>
(55-68) <b>D</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

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk  
01271 322833

