



The Boathouse





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Bridge Lane, Instow, Bideford, EX39 4JD

In a quiet lane, Village shops, pubs and eateries, cricket/yacht club, all close by. Bideford 3 Miles, Barnstaple 7 miles

A detached character house offering versatile accommodation within a 'stone's throw' of the beach and Tarka Trail, at the centre of this favoured coastal village with a glimpse of the estuary from upstairs

- Hall, Cloakroom, Dining Room/Kitchen
- Main Bedroom, En Suite, Study/Bed 5
- Landing, Sitting Room, Balcony, Sun Room
- 3 Further Bedrooms, Second Bathroom
- Integral Garage, Lean to
- Limited garden
- Ideal as main/2nd home, UK base, holiday let
- Vacant, no upward chain. Additional parking
- Council Tax Band E
- Freehold

## Guide Price £499,950

### SITUATION & 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**

As the name suggests, we understand that the property started life in 1982, as a boathouse, since adapted, with accommodation. The property presents painted rendered elevations with the majority of windows double glazed, beneath a slate roof. The accommodation is very adaptable and can potentially provide 5 or even 6 bedrooms and 1 reception room, or 2/3 reception rooms and 4/5 bedrooms. There may also be scope to develop the house into 2 cottages or 2 apartments, subject to any necessary change of use. There may also be potential to convert the garage into additional accommodation, once again subject to usual consents, although garages in Instow are a relatively rare commodity. There is a balcony at First Floor level, otherwise external space is very limited. There is very small galleried area of garden to the left of the garage, and we understand that where the property abuts the lane to the front, part of this is within the Freehold, and has been used as a pot garden in the past.

**ACCOMMODATION**

**GROUND FLOOR**

PORCH and front door to ENTRANCE HALL with cupboard downstairs, coat pegs, CLOAK/UTILITY ROOM with strip light, shelved cupboard, further shelved cupboard downstairs, extractor fan. DINING ROOM/KITCHEN featuring stone fireplace with fitted multifuel burner and slate hearth, display niche. The 'Kitchen Zone' is separated from the 'Dining Zone' by a breakfast bar island. There is a good range of modern units, with a sage gloss finish, topped by white work surfaces, fitted appliances include: integrated dishwasher, electric double oven, ceramic hob with extractor hood above. Slate flooring to the kitchen area, carpeting to the dining area. Steps lead to an INTEGRAL GARAGE with wooden up-and-over door incorporating pedestrian door, Worcester gas fired boiler for central heating and domestic hot water, gas meter, power and light connected. BEDROOM 1 with built-in wardrobes. EN-SUITE WET ROOM with shower area, low level wc, pedestal wash basin, heated towel rail, wall mirror. BEDROOM 5 alternatively this may make a nursery bedroom, dressing room or could be knocked through to create a much larger bedroom.

**FIRST FLOOR**

First Floor landing, shelved cupboard. SITTING ROOM open fireplace with ornate cast iron surround with gilt framed mirror above, sliding double glazed doors to BALCONY with opaque glazed screens over painted rendered wall, flagpole, views over rooftops to open countryside. BEDROOM 2 with pair of double-glazed doors to Juliette balcony, built-in wardrobe, Estuary view. BEDROOM 3 with built-in wardrobe, glazed door to SUNROOM/ENCLOSED FORMER BALCONY. BEDROOM 4 with built-in cupboard. SHOWER ROOM with shower cubicle, low level wc, pedestal wash basin, mirror fronted medicine cabinet, heated towel rail/radiator, tiled flooring, extractor fan, trap to loft.

**OUTSIDE**

To the right-hand side of the property is a LEAN-TO STORE. To the left is a very narrow area of GARDEN with ornate painted iron railings. There is no rear garden but rights to maintain the rear elevation of the property.

**SPECIAL NOTE**

We understand that a further secure parking bay could potentially be made available nearby.

**SERVICES**

All mains services, 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: ///struck.prettiest.choice

As you enter Instow from the B3232 (Anstey Way), you will immediately come into Marine Parade. Follow this road for about 1/3 mile, shortly before John's Delicatessen and Post Office, Bridge Lane will be found on the left-hand side. The property is about 200 yards up the lane on the right-hand side. One can park outside John's Delicatessen and walk up to the property for the first viewing.



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	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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