



1 Rose Cottages



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Instow, Bideford, EX39 4JG

At the heart of the favoured coastal village of Instow within walking distance of local amenities

An elegant double fronted period semi detached cottage with views of the beach/estuary

- Charming period town house in sought after village
- Hall, Sitting Room, Dining Room
- 3 Bedrooms, Bathroom & sep. WC
- Good sized, well tended garden
- No upward chain
- General updating required
- Kitchen, Utility/Boiler Room/Outhouse
- Attic Room with potential (stpp)
- No garage or parking
- Council Tax Band D. Freehold

Guide Price £399,950

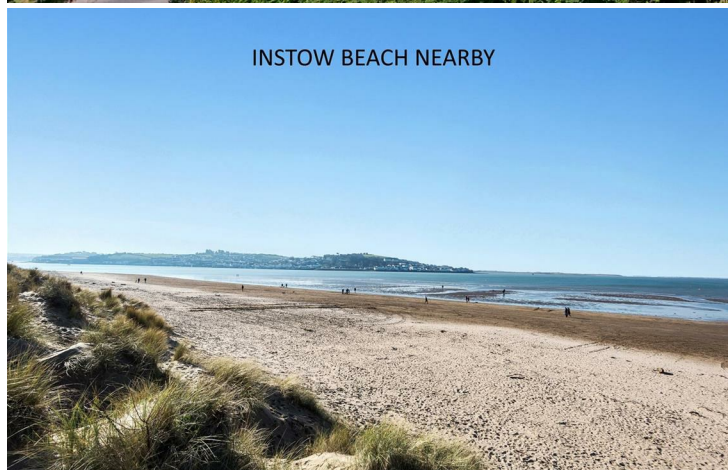
SITUATION & AMENITIES

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.



INSTOW BEACH NEARBY



DESCRIPTION

This charming, period property presents elevations of painted render beneath a slate roof. It is attached to No.2 Rose Cottages, which in turn is attached to a former Methodist Chapel. Although perfectly habitable, the property requires general updating. The accommodation is versatile and can provide 3 bedrooms and 2 reception rooms or 3 reception rooms and 2 bedrooms. There is an attic room which may have potential to develop as additional accommodation, subject to any necessary planning permission. There is a delightful garden at the front of the property, and from this and the cottage itself there are wonderful views over the beach and estuary. The property is within the village Conservation Area. The cottage is considered to be ideal as principal residence, 2nd home, holiday let, UK base or a combination of these uses.

ACCOMMODATION

GROUND FLOOR

Front door with glazed fan light over to ENTRANCE HALL wood effect flooring, shelved CUPBOARD downstairs, staircase rising to First Floor (described later). BEDROOM/RECEPTION ROOM shelved recess, door to FRONT GARDEN, bay window, fine views. DINING ROOM fine views, wood effect flooring. KITCHEN in a light oak theme, topped with natural wood work surfaces, matching wall mounted cupboards, single drainer stainless steel sink unit, space for range cooker, stainless steel extractor hood, plumbing for dishwasher.

FIRST FLOOR

Landing with trap door to ATTIC ROOM, AIRING CUPBOARD with radiator. SITTING ROOM with fine estuary views, ornamental fireplace, dark wood effect flooring, radiators. BEDROOM 1 range of fitted bedroom furniture to one wall – 3 of the wardrobes having mirrored fronts. BEDROOM 2 fine estuary views. BATHROOM with panelled bath, overhead shower, glazed shower screen, pedestal wash basin, tiled walls, radiator. SEPARATE WC with wash hand basin and half tiled walls.

OUTSIDE

To the rear of the property there is a COURTYARD, accessed from the lane through a pedestrian gate, which is shared with No.2 Rose Cottages but owned by No 1. Adjacent to the property is a UTILITY ROOM/BOILER ROOM housing Worcester wall-mounted gas-fired boiler for part central heating and domestic hot water. A 2nd gate from the lane [owned by No 2, but No 1 has access through it] gives access via an attractive stone wall into the REAR GARDEN, which is enclosed by walls and fencing, providing a good deal of seclusion and privacy. This is laid to lawn with well-established shrubbery border. There is a central gravelled TERRACE. There are two coach lamps affixed to the front elevation of the cottage, and steps leading to the 3rd bedroom/reception room. There is no garage or parking, however there is unrestricted off-road parking in roads nearby. SPECIAL NOTE; Since the photographs were taken a wooden picket fence has been erected to separate a pedestrian right of way which No 2 owns adjoining the bottom of the rear garden as well as to separate the two gardens. If a purchaser wishes to erect a replacement, better screen, this will be their prerogative.

SERVICES

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

DIRECTIONS

As you enter Instow from Barnstaple on the B3232 (which is Anstey Way), you will notice the former Methodist Chapel on your right. 1 Rose Cottages is then on the corner of the main road and the next lane.



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) A		87
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(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

