



The Glen, Sandhills Price Guide £250,000
Tarka Trail, Instow, Bideford, Devon EX39 4LF

HARDING & CO
ESTATE AGENTS & VALUERS

Charming chalet by the sea – a romantic retreat or family escape in the heart of Instow, North Devon. To the front and side of the property, you'll find part paved, part lawned areas of garden, ideal for summer evenings or a morning coffee in the fresh sea breeze.

The property is ideal for modernizing and putting your own stamp on. The accommodation comprises 2 good size bedrooms, a spacious lounge with dining area leading into the fitted kitchen. Shower room. Gardens and sheds.

Please Note: This is a holiday home with 10 month occupancy and not a permanent home.

Nestled in the heart of Instow, one of North Devon's most sought-after coastal villages, INSTOW SANDHILLS is perfectly placed for guests looking to relax, explore, and soak up the charm of seaside living.

Step outside and you're just moments from the sandy estuary beach, where calm, shallow waters make it perfect for paddling, picnicking, or watching the sailboats drift by. The Tarka Trail, a much-loved, traffic-free route for walking and cycling, runs right through the village—ideal for scenic adventures along the coast and countryside.

Instow itself is a friendly, laid-back village with a handful of great pubs, cafés, and a deli, all within a short stroll. With picturesque surroundings, golden beach and the North Devon Yacht Club, the village offers facilities including Church, Primary School, Post Office and stores, Hotel and excellent Bars & Restaurants. There's a seasonal ferry that crosses the estuary to Appledore, a colourful fishing village known for its narrow lanes, seafood restaurants, and maritime history.

The accommodation comprises:

Kitchen:

8'05 x 7'10 (2.43m x 2.16m)

Lounge & Dining Area:

15'04 x 7'10 (4.58m x 2.16m)

Bedroom 1:

13'07 x 11'11 (3.98m x 3.38m)

Bedroom 2:

12'05 x 9'09 (3.65m x 2.74m)

Shower Room

Outside:

To the side and front of the property are paved and lawned areas with two storage sheds. The is nearby on road parking or car park parking.

Lease

The chalet is on a 999 year leasehold arrangement (minus the 37 years of ownership). Chalets are managed by Neatwelcome Ltd made up of chalet owners on 'The Glen' side of the Tarka Trail. Annual insurance contribution of between £500-£600 for communal costs.

Services:

The property comes with mains water & electricity. Electric boiler.

Energy Performance Rating: TBC

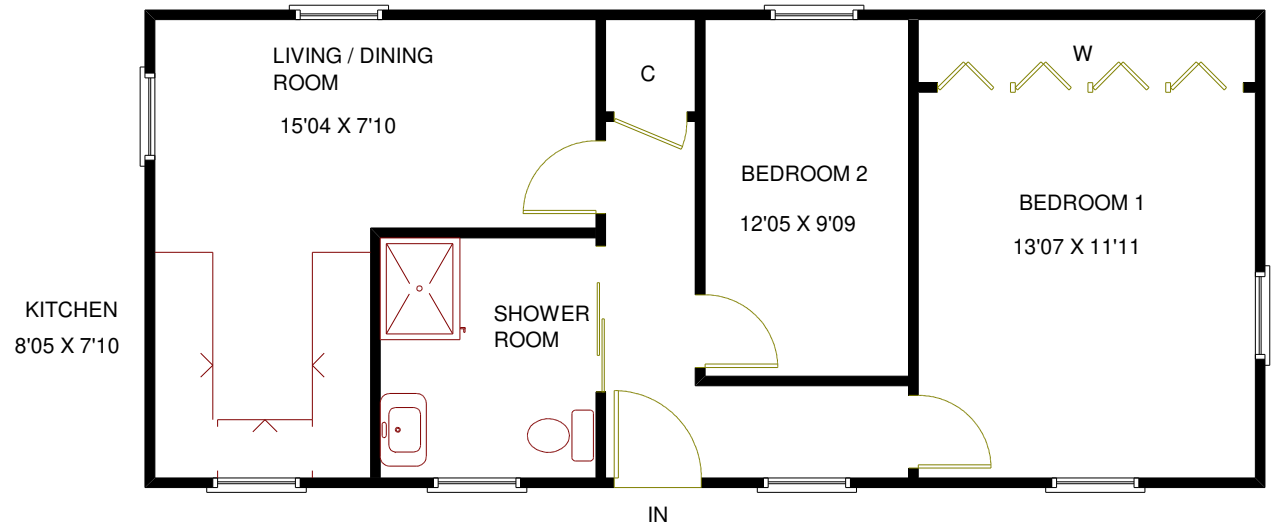
Council Tax Banding: A

Directions:

From Bideford, proceed towards Instow. Taking the scenic route along the sea front, take the first left turning along Marine Parade. Follow this road passing the pub, hotel, beach on the left and other pubs on the right. Take the left turning for the cricket club, sticking to

the right lane. Follow this road for about 300 yards, past a layby on your right and continue on this path to the cricket ground where you join the Tarka Trail and walk to the property which can be found on the left hand side, just before the bridge.





THE GLEN, INSTOW
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Pictures of Instow beach and village



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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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