



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 White House Close

Instow, Bideford, Devon EX39 4NB

Guide Price

£335,000

- 3 Double Bedroom House
- Popular Coastal Village - Instow
- Parking & Garage
- Level Walk To Beach, Pubs & Shop
- Available With No Onward Chain
- MUST BE VIEWED

Directions

From Bideford, head towards Instow and, upon entering the village, take the scenic route along the seafront. Continue along Marine Parade, passing the two pubs, and as you approach the end of the road, turn right onto Lane End Road. Proceed a short distance, where the property will be found on the left-hand side, just before the turning into White House Close.

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for free!**

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or email bideford@phillipsland.com

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A three double-bedroom coastal home situated in the highly sought-after village of Instow, enjoying an excellent position within level walking distance of all local amenities, including the pub, restaurants, shop, and beach. This property would make an ideal holiday home, a lucrative holiday let, or a perfect UK coastal base.

The property offers fantastic potential and would benefit from some cosmetic modernisation, presenting an excellent opportunity to create a truly impressive living space. To the front, a small storm porch provides access to the entrance and into a well-proportioned lounge, which flows through to an open-plan kitchen and dining area. The dining space comfortably accommodates a 4–6 seater table, and the kitchen offers scope to be reconfigured into a superb entertaining area.

Upstairs, the property features three generously sized double bedrooms. The principal bedroom is particularly spacious and benefits from built-in storage cupboards. The second bedroom is another good-sized double, also with built-in storage, one of which houses the boiler. The third bedroom is equally well-proportioned. A family bathroom with a coloured suite completes the first floor and would benefit from modernisation.

Externally, the property truly comes into its own. The plot is a generous size, wrapping around the side of the house (beneath the bedrooms and alongside the kitchen), offering exciting potential for extension or further development, subject to the necessary planning permissions.

Both the front and rear gardens are predominantly laid to lawn. The rear garden is enclosed by a stone wall and includes a pedestrian access gate. There is ample allocated parking within the close, along with a garage located en bloc.

AGENT NOTE - Ownership within White House Close also includes a 1/22nd share in the residents' association, which manages the communal areas, including sand clearance and maintenance of shared lawns. A modest management fee applies, along with regular AGM meetings. For further details, please contact the Bideford team.

Services

All mains connected

Council Tax band

D

EPC Rating

TBA

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Room list:

Entrance Porch

Lounge

4.70 x 3.60 (15'5" x 11'9")

Kitchen Diner

4.50 x 3.60 (14'9" x 11'9")

Bedroom 1

2.73 x 2.50 (8'11" x 8'2")

Bedroom 2

3.70 x 2.64 (12'1" x 8'7")

Bedroom 3

2.95 x 2.35 (9'8" x 7'8")

Bathroom

1.90 x 1.50 (6'2" x 4'11")

Garage

Situation

Instow itself boasts a beautiful sandy riverside beach, backed by dunes and popular with families, dog walkers, and water sports enthusiasts alike. The village offers an excellent selection of award-winning restaurants, cafés, and a highly regarded local delicatessen, making it something of a foodie's haven. There is a popular yacht club, direct access to the Tarka Trail for walking and cycling, and a seasonal pedestrian ferry to the neighbouring village of Appledore during the summer months. Instow also benefits from a well-regarded primary school, with convenient access to secondary and further education facilities in the nearby towns of Barnstaple, Bideford, and Torrington.

The village is well connected, with a regular bus service to both Barnstaple and Bideford, while the A39 is easily accessible. A number of North Devon's finest beaches, including Westward Ho!, Saunton, Croyde, Woolacombe, and Putsborough - are all within a short drive, with Bude located approximately 30 miles away.

For leisure and culture, nearby attractions include RHS Garden Rosemoor (around a 30-minute drive), the Burton Art Gallery in Bideford (approximately 15 minutes), and the stunning landscapes of Exmoor National Park, which can be reached in around 45 minutes.

