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Directions

From Bideford proceed out of the town along Westleigh straight, proceed through the village of Instow. Driving towards the school side of the village and West Yelland. Passing a large lay-by on the right the property is only a short drive up on the left hand side. There is ample parking and number 2 Venn Cottage can be accessed on foot.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

2 Venn Cottages

Near Instow, Devon EX31 3HQ

Guide Price

£375,000

- 3 Bedroom Family Home
- Excellent School Close By
- MUST BE VIEWED!
- 2 Garden Plots + Woodlands
- Ample Parking
- Edge Of Instow Village
- Modern Open Plan Living

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2 Venn Cottages is a beautifully presented three-bedroom semi-detached family home, occupying a highly desirable position on the edge of the picturesque coastal village of Instow. Perfectly situated within a short stroll of the village's excellent amenities, popular pubs, restaurants, well-regarded local school and glorious golden sandy beach, this charming property offers an enviable combination of modern family living and coastal village life. Having been tastefully renovated and thoughtfully improved by the current owners, the property effortlessly combines contemporary finishes with characterful features, creating a warm and welcoming home that is perfectly suited to modern lifestyles.

At the heart of the property is a superb open-plan kitchen and living area, offering a wonderfully spacious and sociable environment for everyday family life and entertaining. The stylish, modern kitchen features an extensive range of fitted cupboards, generous worktop space and integrated appliances, providing both practicality and elegance. Designed with keen cooks and entertainers in mind, this impressive space is ideal for preparing family meals, hosting gatherings or simply enjoying time together. Leading directly from the kitchen is a delightful conservatory, providing an additional versatile reception area overlooking the garden. Flooded with natural light, this adaptable space would make an excellent children's playroom, informal sitting area or peaceful retreat, offering valuable flexibility as family needs evolve. For those seeking a more intimate setting, the charming separate lounge provides the perfect escape. Full of character and warmth, this inviting room centres around an attractive fireplace housing a compact yet highly effective wood-burning stove, creating a wonderful focal point and a cosy atmosphere during the cooler months.

The first floor offers three well-proportioned bedrooms, all of which currently accommodate double beds, demonstrating the property's excellent versatility. The third bedroom is presently also utilised as a home office, making it an ideal choice for those working remotely or requiring a dedicated study space.

It is outside where this exceptional property truly comes into its own. Offering a rare and exciting opportunity, the property benefits from three distinct parcels of land, comprising the main house and adjoining garden, an additional garden area opposite the property and a separate woodland and natural garden. Together, these spaces provide remarkable flexibility for families, gardening enthusiasts and those who simply appreciate having additional outdoor space. The garden immediately adjoining the house has been thoughtfully arranged for ease of maintenance, featuring an attractive paved patio area that provides the perfect setting for alfresco dining, summer barbecues and entertaining family and friends. Fully enclosed, this private outdoor space is particularly well suited to children and pets. Three substantial brick and block-built storage sheds provide excellent practical storage for gardening equipment, bicycles and outdoor essentials. Situated across the pathway is a further enclosed garden area, offering a wonderful additional space with endless possibilities. Enjoying a safe, tucked-away position away from through traffic, this versatile area is ideal for children to play, explore and enjoy the outdoors, while also offering potential for alternative uses to suit individual requirements. A particularly special feature is the separate woodland and natural garden located at the end of the pathway. This enchanting outdoor retreat offers a unique opportunity to embrace nature and enjoy a peaceful setting away from the main house. Perfect for adventurous children, nature lovers or those seeking a more natural garden environment, the space could be enhanced with additional fencing, used for keeping suitable animals or simply retained as a haven for local wildlife. Further enhancing the property's appeal is the availability of generous parking, together with additional visitor parking, providing excellent convenience for family and guests.

Services

All mains connected

Council Tax band

B

EPC Rating

TBA

Tenure

Freehold

Viewings

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



Situation

The property enjoys an enviable position within a short and pleasant stroll of the picturesque coastal village of Instow, one of North Devon's most sought-after destinations. Renowned for its charming maritime heritage, breathtaking estuary views and relaxed coastal atmosphere, Instow offers an exceptional lifestyle in a truly beautiful setting.

Instow is equally celebrated for its vibrant community and outstanding selection of places to eat and drink. With an excellent choice of award-winning restaurants, traditional pubs, welcoming cafés and a highly regarded local delicatessen, the village has earned a reputation as something of a food lover's paradise. The popular North Devon Yacht Club adds to its maritime charm, while direct access to the scenic Tarka Trail provides wonderful opportunities for walking and cycling through some of the area's most attractive countryside and coastal scenery. During the summer months, a seasonal passenger ferry also operates between Instow and the charming fishing village of Appledore. For families, Instow benefits from a well-regarded local primary school, with a wider choice of secondary schools and further education facilities available in the nearby towns of Bideford and Barnstaple.

The historic port and market town of Bideford is situated approximately 4 miles away, offering a comprehensive range of shops, supermarkets, restaurants and everyday amenities. Barnstaple, North Devon's principal commercial centre, lies approximately 6 miles distant and provides extensive shopping, leisure and recreational facilities, together with a theatre, district hospital and additional educational opportunities. For those requiring access further afield, the North Devon Link Road provides a convenient connection to Junction 27 of the M5, approximately 45 minutes from Barnstaple by car. Tiverton Parkway railway station also offers regular mainline services to London Paddington, with journey times from just over two hours.

Room list:

Entrance Hall

Lounge
3.88 x 3.78 (12'8" x 12'4")

Open Plan Kitchen/Diner
6.24 x 4.67 (20'5" x 15'3")

Conservatory
3.02 x 2.39 (9'10" x 7'10")

Ground Floor WC

First Floor Landing

Bedroom 1
3.58 x 3.20 (11'8" x 10'5")

Bedroom 2
2.77 x 2.77 (9'1" x 9'1")

Bedroom 3
2.44 x 2.13 (8'0" x 6'11")

Family Bathroom

