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Directions

Heading out of Bideford proceed towards the village of Instow, following the road along the Westleigh straight and into Instow village passing the welcome signs. Follow the road for about 400 yards and park up on the right hand side by the row of red brick cottages. There is driveway parking at the end on the right and Riverside Cottage can easily be identified by its for sale board and name placard.

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

Call 01237 879797

or email bideford@phillipsland.com

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3 Bed House - Semi-

Riverside Cottage, 1 Elm Terrace, Instow, Bideford, EX39 4HR

Guide Price

£500,000

- Three Bedrooms
- Two Reception Rooms
- Sought-After Coastal Village Location
- Off-Road Parking
- Stunning Estuary Views
- Character Features

Overview

Instow's maritime character is amplified by the presence of colourful fishing boats bobbing gently in the harbour. Boasting a glorious sandy riverside beach, backed by dunes, Instow is popular among families and water-sports enthusiasts alike.

The beach expands over 200 acres at low tide ideal for those of you that have four-legged friends. With its beautiful active estuary, golden sandy beach and thriving community, the village offers a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, the village could also be considered a 'foodie's' paradise.

It is also home to the popular Yacht club, as well as having access to the Tarka trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months too. There is a primary school in the village as well as convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple and Bideford. There is also a village church and hall with frequent activities and contemporary events.

This home truly combines the best of modern living and coastal charm, making it an exceptional opportunity for anyone seeking a spacious, stylish property in a sought-after location, INSTOW.

Services

All mains connected. Gas central heating. Solar panels which provide an income to the owner.

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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

Outside

Parking - We understand the track to the side of the property is owned by Christie Estates and an agreement is in place to allow parking for the owners of 1 Elm Terrace. This agreement has been in place since the current owner has been in residence which is for over 30 years.

Services - All mains connected. Gas central heating. Solar panels which provide an income to the owner.
According to Ofcom, Superfast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

Room list:

Entrance Hall

Kitchen Breakfast Room
4.95 x 3.81m (16'2" x 12'5")

Occasional Dining Area
3.12 x 2.72m (10'2" x 8'11")

Dining Room
4.11 x 3.33m (13'5" x 10'11")

Lounge
5.05 x 4.55m (16'6" x 14'11")

First Floor Landing

Bedroom 1
5.61 x 3.10m (18'4" x 10'2")

Ensuite

Bedroom 2
5.13 × 3.53m (16'9" × 11'6")

Bedroom 3
3.40 x 3.33m (11'1" x 10'11")

Family Bathroom