

2 Instow House

Marine Parade, Instow, Bideford, EX39 4JJ

Guide Price

£375,000

- Popular Coastal Village Setting
- Large Garden Laid To Lawn
- No Onward Chain
- Fantastic 'Pole' Position
- Garage
- Breathtaking Estuary & Sea Views
- Freehold Flat

Directions

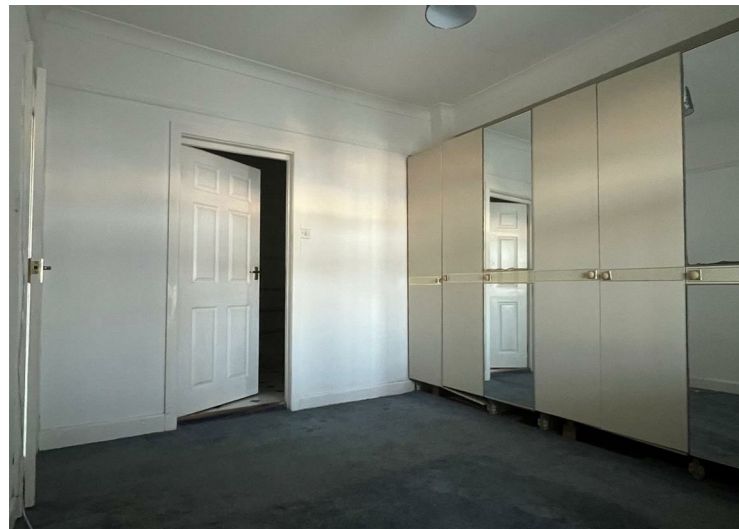
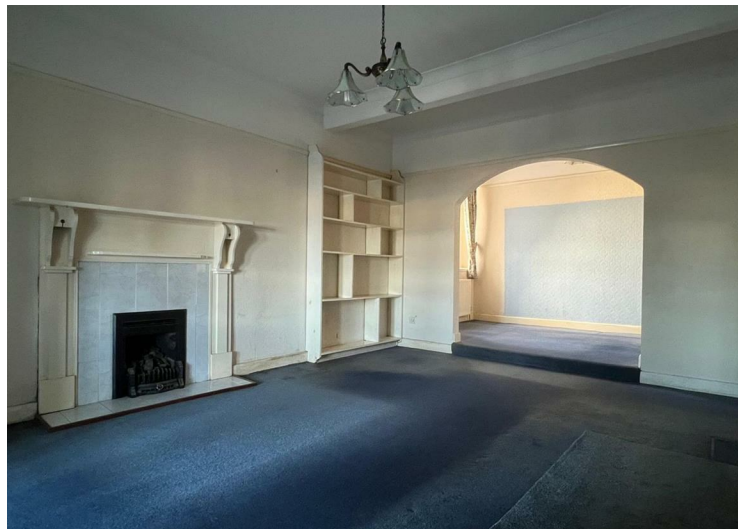
Heading out of Bideford towards Instow, upon reaching the village turn left along Marine Parade. Follow the road passing the pub and shop. Reaching the beach seafront follow the road for another 300 yards turning right into Kiln Lane. Then turn right into the back of Instow House where the property has garage and parking at a first come first serve basis.

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or email bideford@phillipsland.com

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Room list:

Entrance Hall

Kitchen
3.58 x 2.01 (11'8" x 6'7")

Lounge
4.93 x 3.73 (16'2" x 12'2")

Dining Room
3.73 x 2.34 (12'2" x 7'8")

Conservatory
7.72 x 4.11 (25'3" x 13'5")

Bedroom 1
3.66 x 3.28 (12'0" x 10'9")

Ensuite

Bedroom 2
2.54 x 1.57 (8'3" x 5'1")

Ensuite

Occupying a prime position in the heart of sought-after Instow, this ground-floor period apartment enjoys stunning estuary and coastal views, private gardens and a garage. Requiring modernisation throughout, it offers excellent potential as a permanent home, holiday retreat or investment opportunity.

Situated less than 300 yards from Instow's sandy beach, the property is within easy walking distance of the village's popular pubs, cafés, delicatessen, yacht club, primary school and everyday amenities. Bideford and Barnstaple are both nearby, while North Devon's renowned beaches and coastal walks are easily accessible.

The accommodation comprises an entrance hall/utility area, fitted kitchen, sitting room with fireplace, dining room, two bedrooms both with en-suite shower facilities, and an impressive 25ft garden room/conservatory enjoying uninterrupted views across the gardens, beach and estuary.

Private gardens and a terrace provide the perfect setting to enjoy the exceptional outlook, while a garage adds valuable storage and parking.

Situation

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 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 locals activities and contemporary events creating a bustling village community. Instow is home to one of England's most established cricket clubs, its cute thatched pavilion with thatched score board is a unique local landmark.



Services

All mains connected. Electric heating.

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

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

