9 Old Rectory Close

Instow, Bideford, Devon EX39 4LY

Guide Price

£650,000

PS&D

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PHILLIPS SMITH & DUNN

A Light & Airy 3/4 Bedroom Bungalow With Tremendous Views - Instow!

9 Old Rectory Close Instow, Bideford, EX39 4LY

Enjoying an elevated position with exceptional far-reaching views across the Taw Estuary, this spacious detached bungalow occupies a peaceful cul-de-sac setting on the outskirts of the highly sought-after coastal village of Instow. The property is ideally positioned within walking distance of the village itself, as well as the renowned Tarka Trail, South West Coast Path and convenient public transport links.

The property has been considerably improved and modernised by the current owners, with updated décor and finishes creating a stylish and welcoming home throughout. One of the standout additions is the beautiful bespoke kitchen, individually handcrafted by a reputable local Bideford company and forming the centrepiece of the impressive open-plan living space.

The open-plan kitchen, dining and living area is undoubtedly the heart of the home. Generously proportioned and flooded with natural light, the space is centred around a large picture window that perfectly frames the outstanding estuary views. There is ample room for both dining and relaxed seating, creating a wonderful setting for everyday family life as well as entertaining friends and family.

The accommodation is currently arranged with three bedrooms and a separate lounge. Offering excellent flexibility, the lounge was previously used as a bedroom and could easily be returned to provide a fourth bedroom if required, making the property equally well suited to families, downsizers or those looking for additional guest accommodation.

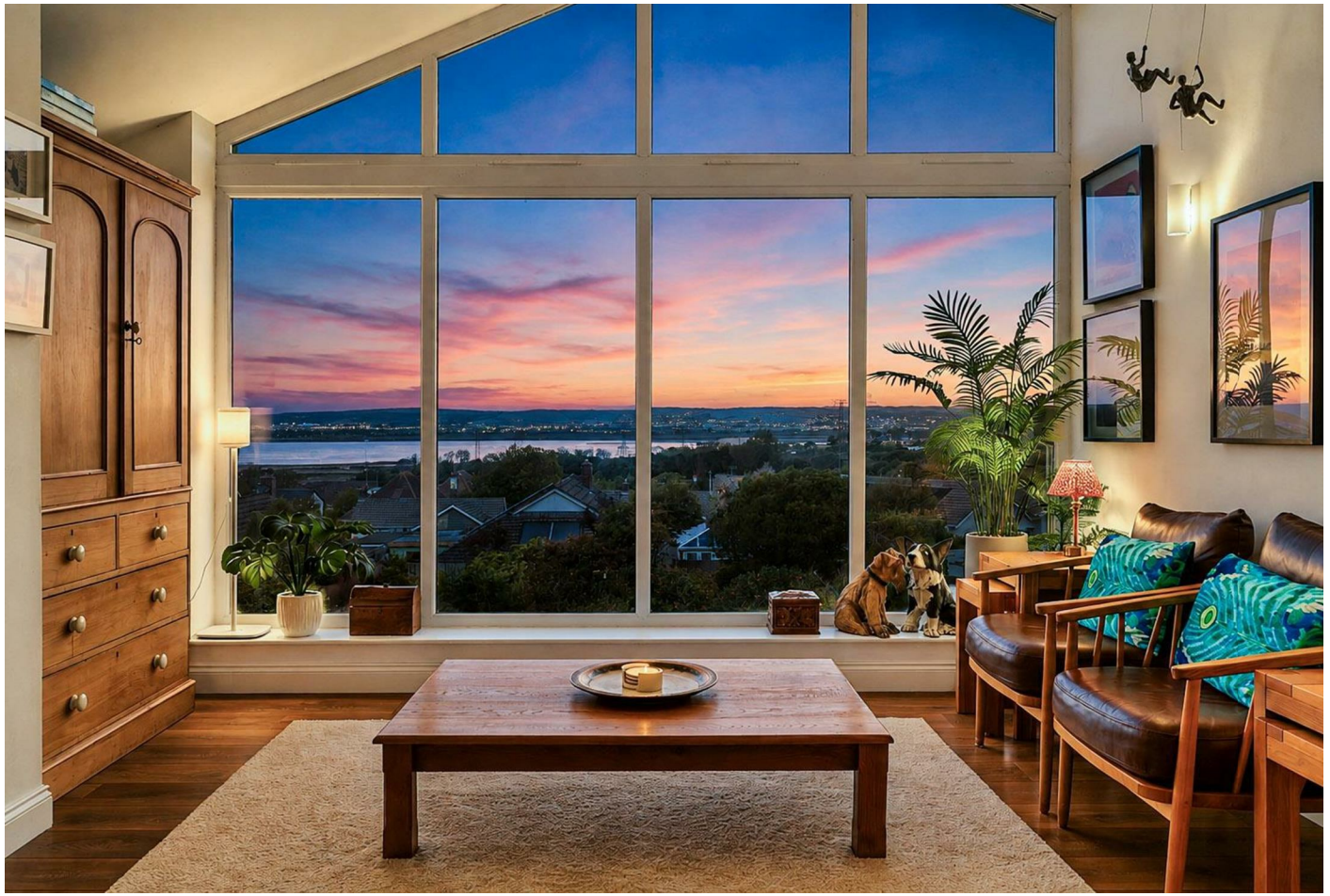
Outside, the gardens have been thoughtfully improved to create attractive and practical spaces from which to enjoy the surroundings. To the south-facing rear, a raised composite deck provides an ideal spot for outdoor dining, seating and entertaining, with wide, shallow composite steps leading comfortably to the upper tier of the garden.

At the top of the garden is a newly created garden room, providing an extremely useful and versatile space away from the main house. This would make an excellent home office, study or hobby room, or simply a peaceful place to work, unwind and enjoy some separation from the main living accommodation.

To the front, attractive elevated terraced gardens complement the property particularly well, while a private driveway provides off-road parking and leads to a useful double-length garage, offering excellent parking, storage and workshop potential.

Further benefits include owned solar panels, which contribute towards the property's electricity and hot water while also generating an income for the owners.

Overall, this is a wonderfully flexible and much-improved home, combining generous accommodation, contemporary finishes and excellent outside space with what is undoubtedly one of its greatest assets - the superb, far-reaching outlook across the Taw Estuary.



Entrance Hall

Open Plan Lounge Kitchen Diner 5.92m x 6.50m (19'5" x 21'3")

Kitchen 4.42m x 3.15m (14'6" x 10'4")

Lounge / Bed 4 4.78m x 3.00m (15'8" x 9'10")

Bedroom 1 3.18m x 3.53m (10'5" x 11'6")

Bedroom 2 2.57m x 4.24m (8'5" x 13'10")

Bedroom 3 2.31m x 2.69m (7'6" x 8'9")

Bathroom

Garage 3.07m x 8.31m (10'0" x 27'3")

Outbuilding

Situation

Instow is a picturesque coastal village whose maritime charm is reflected in the colourful sailing boats that gently bob in the harbour. Renowned for its glorious sandy riverside beach, backed by rolling dunes, Instow is a popular destination for families, dog walkers and water sports enthusiasts alike. At low tide, the beach extends across more than 200 acres, offering exceptional space for outdoor recreation and leisurely coastal walks.

Instow enjoys a vibrant and welcoming community, together with an excellent selection of award-winning restaurants, cafés and a highly regarded local delicatessen, earning the village a reputation as something of a food lover's paradise. The village is also home to the popular North Devon Yacht Club and benefits from direct access to the scenic Tarka Trail, ideal for walking and cycling, as well as a seasonal passenger ferry service to Appledore during the summer months.

Educational facilities include a local primary school, with convenient access to secondary schools and further education colleges in the nearby towns of Barnstaple and Bideford.

The historic port and market town of Bideford lies approximately 3.5 miles away and provides a wider range of everyday amenities, while Barnstaple, around 6 miles distant, offers the area's principal shopping, commercial and leisure facilities, together with a theatre and district hospital.

From Barnstaple, the North Devon Link Road provides access to Junction 27 of the M5 in approximately 45 minutes, while Tiverton Parkway offers regular rail services to London Paddington in just over two hours.

DIRECTIONS

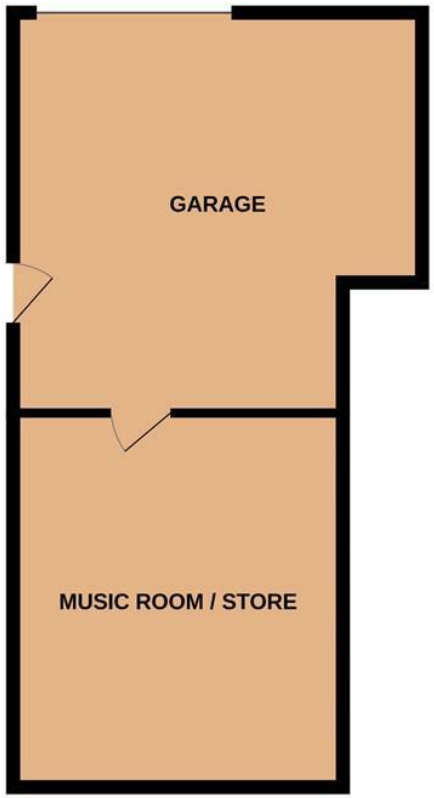
From Bideford Quay, proceed across the Old Bideford Bridge and turn left at the mini-roundabout towards Barnstaple. Continue along this road, passing Instow village, before turning right into Rectory Lane. Old Rectory Close is the first turning on the left. Enter the cul-de-sac, bear right and then right again, where Number 9 will be found ahead.

VIEWING

By appointment through Phillips, Smith & Dunn Bideford Office 01237 879797 Or, outside of usual office hours contact Edward on 07772363674

TIN PAN ALLEY
WC2

BASEMENT



GROUND FLOOR

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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