

Spacious House, Annex & Views !

Clearwater Instow, Bideford, EX39 4JX

Guide Price

£1,200,000





Stunning Detached House, Self Contained Annex, Stunning Views - INSTOW

Clearwater Instow, Bideford, EX39 4JX



A spectacular detached 4 bedroom property currently laid out as a 3 bedroom house and 1 bedroom self contained annex space. With double garage and plenty of parking, wrap around gardens, lovely well kept lawns, balcony's and interesting ever changing tidal views of the sea and estuary. All within the highly popular and sought after costal village of Instow.

Stepping inside you have a large entrance hall, which leads to the modern open plan kitchen and breakfast room. The layout and design encompasses modern, clean open plan living with tall floor to ceiling windows which enjoy far reaching views of the estuary and sea.

The kitchen itself has built-in storage cupboards including pull out larder, there are quartz worktops, a sink with 'Hot tap' providing instant boiling water, a large Falcon electric range with double ovens and grill, an extractor hood, a Falcon American style fridge freezer, a dishwasher and space for a wine cooler. There is plenty of preparation space perfect for those of you who enjoy home cooking. Playing rather nicely into a breakfast area perfect for occasional eating.

The formal dining room offers an excellent social and entertaining space leading rather nicely off of the kitchen, breakfast room. From the dining room, access is obtained to the balcony and outside seating area.

The lounge is a particularly good space with plenty of seating for all the family and friends. With a dual aspect, it's lovely, light, spacious and enticing. Double doors leading out onto a decking with a sunken hot tub which catches most of the days sunlight and enjoys fantastic far-reaching views.

Reverse level accommodation is a unique design, which takes great advantage of the properties position, the views, the sun and the surroundings to create an exciting family home. The property is a **MUST VIEW**, contact our Bideford team for more information and to arrange your viewing!

DETAILS

On the ground floor, there are a selection of bedrooms, all three are very good sizes and double bedrooms. The principal bedroom has a large walk-in wardrobe, a well equipped ensuite, shower room along with double doors leading out onto the decking and rear garden.

Bedrooms two and three are very good sizes and similar proportions, eliminating the age old child argument over who gets the largest room. The second bedroom also enjoys doors leading out to the rear garden. On this floor there is access to the annex which could be incorporated into the main house as extra living space, used as a lucrative holiday let or for teenage independence/granny annex.

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 activities and contemporary events.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-



Entrance Hall

Kitchen Breakfast Room 6.10m x 3.76m (20' x 12'4)

Dining Room 5.08m x 3.28m (16'8 x 10'9)

Living Room 8.46m x 4.50m (27'9 x 14'9)

Balcony 9.65m x 1.63m (31'8 x 5'4)

Lower Ground Floor

Principal Bedroom 7.19m x 4.45m (23'7 x 14'7)

Ensuite

Bedroom 2 3.91m x 3.28m (12'10 x 10'9)

Bedroom 3 4.27m x 2.77m (14 x 9'1)

Shower Room

Annex Living Room 3.91m x 3.45m (12'10 x 11'4)

Annex Bedroom 3.30m x 2.39m (10'10 x 7'10)

Annex Kitchen 3.58m x 2.06m (11'9 x 6'9)





Outside, is where this property excels even further, there is a large driveway which leads up to the double garage with plenty of parking and turning for numerous cars. Side access leads to the front door which is gated, perfect for your furry friends. A lovely nautical style pathway leads to the side garden and top decking where the nautical theme continues.

The decking has double doors leading into the lounge and the sunken hot tub, which creates a fantastic social and entertaining space whilst watching the sunset over Instow bay. With tremendous views of the estuary, from Appledore to Lundy Island a fantastic spot to alfresco dine with family and friends. The property is highly efficient with excellent installation, double glazing and solar panels.

Following the garden round to its lower tier, there is further seating spots in private locations. The decking area leads out from the bedrooms and the lower garden is mostly laid to lawn. There is private access down some steps to the village, giving a very handy direct route.

For more information about this fantastic property that we are excited to launch the market. Please don't hesitate to contact our Bideford office.

DIRECTIONS

From Bideford Quay, drive to the A39 Heywood Road roundabout, take the third exit to Barnstaple, over the new bridge and take the slip road left to Instow. Follow the signs to Instow and continue along Anstey Way. Turn right into Down Road and a little way up the hill take the first right. Follow the road down and the property will be found on the left.



VIEWING

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



CLEARWATER

2000 Sq ft approximately
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