

Guide Price

# Location, Location, Location!

17 White House Close, Instow, Bideford, EX39 4NB

£499,950





# A Fully Refurbished 3 Bed House Within A Stones Throw To Instow Beach

17 White House Close, Instow, Bideford, EX39 4NB



A greatly improved coastal property within one of Devon's most popular hotspots - Instow! Occupying a fantastic position on White House Close, Number 17 has been tastefully modernised and upgraded by the current owners.

With three bedrooms, two bathrooms and stylish open plan modern living which creates an enviable living space perfect for those looking for a holiday home or UK base.

The accommodation has been largely remodelled with a spacious open plan living space creating a true 'wow' factor from the moment you enter. The kitchen has plenty of cupboard/storage space along with ample preparation areas and integral appliances.

There is a sizeable stretch of wonderful bifold doors that seamlessly connect the interior to a sun-soaked rear garden. When opened in the summer it offers a wonderful 'outside-in' entertaining space and perfect for watching the sunset over the estuary.

The principal bedroom is a particularly good size room with its own private balcony enjoying fantastic views of the dunes, sea and estuary across to Appledore. The second bedroom is a good proportion and the third bedroom with bunkbeds perfect for little people.

Also on the first floor is a spacious shower room tastefully upgraded in a 'beach style' with a small window that has a fantastic view. The property also comes with plenty of communal parking along with a garage en-block.

# DETAILS

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meets the coast. The village itself boasts a glorious sandy riverside beach, backed by dunes, popular among families and water-sports enthusiasts alike. The beach expands about 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.

The popular Yacht club, 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, convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple and Bideford.

The village also provides excellent transport links with a regular bus service to both Barnstaple and Bideford whilst the A39 is also close to hand.

Additional nearby beaches include Westward Hol, Saunton, Croyde, Woolacombe & Putsborough, all are within a short drive along with Bude which is approximately 30 miles distant.

Barnstaple, the regional centre of North Devon, offers a wider range of amenities, high street shopping, a rail link to Exeter in the South and a convenient route to Tiverton, where there is a direct rail link to London. The M5 motorway is also easily accessible via the A361 and provides a network to the rest of the country. Nearby airports include Exeter and Newquay, both of which are within a 2-hour drive.



## Hallway

**Kitchen Diner & Lounge**  
**7.83 x 4.87 (25'8" x 15'11")**

## First Floor Landing

**Bedroom 1 3.18 x 4.18 (10'5" x 13'8" )**

**Bedroom 2 2.89 x 3.71 (9'5" x 12'2" )**

**Bedroom 3 2.75 x 2.04 (9'0" x 6'8" )**

**Bathroom 1.75 x 2.10 (5'8" x 6'10" )**

## Balcony

## Garage En-Block



## VIEWING

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



Outside as where this property excels even further you have plenty of parking which is a rarity for being so close to the beach along with a garage en-block.

There is a rather handy front courtyard which has plenty of space for a table and is paved for low maintenance. In the corner there is a very handy shower which is perfect after sailing or washing off sandy paws.

Whereas to the rear there is a nicely enclosed garden laid partly to lawn with some pretty borders, shrubs and flowers. A patio which has a Veranda is a fantastic spot to sit out and enjoy the views of the dunes and beyond. The garden is perfect for those summers barbecues and enjoys majority of the evening sunlight.

There is also an extended garden being the golden sandy beach, at low tide it offers over 200 acres of area which is perfect for stretching the legs of your furry friends. For more information about this property or to arrange a viewing appointment please don't hesitate to contact the Bideford office!



## DIRECTIONS

When driving into Instow from Bideford, take the scenic route along Marine Parade the seafront. Passing the hotel and driving along the road passing the beach and two pubs on the front. Keeping on the road for about 200 yards past the pubs take the right turning into Lane End Road, then the next right into White House Close where the property is situated on the right hand side in the far corner.

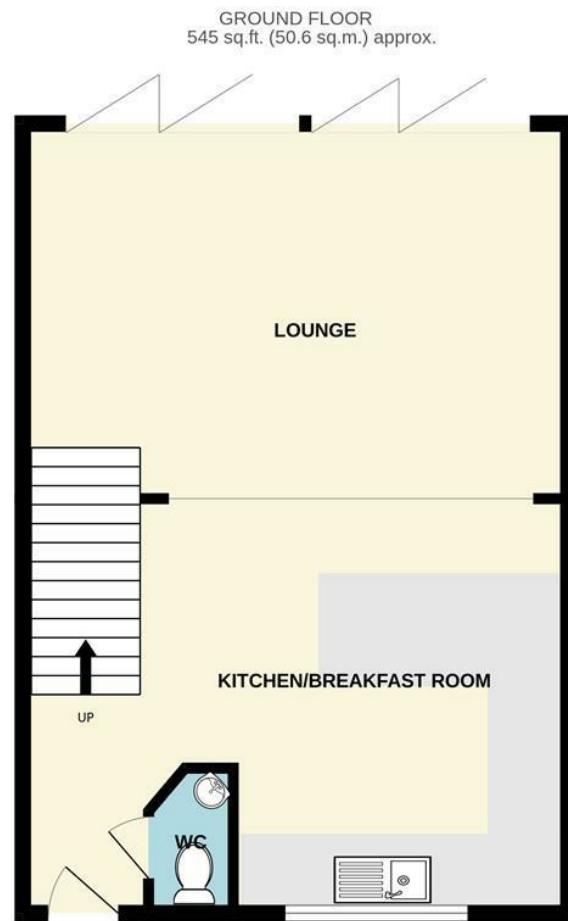


## VIEWING

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



1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.

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.

Made with Metronix ©2024

Barnstaple 01271 327878 • Bideford 01237 879797 • Braunton 01271 814114

[www.phillipsland.com](http://www.phillipsland.com) • [bideford@phillipsland.com](mailto:bideford@phillipsland.com)