

Guide Price

3 Bedroom Semi Detached - Instow

9 Stoneywell, Instow, EX39 4RF

£410,000



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A 3 Bedroom House Only A Stones Throw To The Beach - Instow!

9 Stoneywell, Instow, EX39 4RF



Well located in a tucked away private end of cul-de-sac position. A spacious three bedroom property which has been used as an established holiday let (but not limited to). The property offers an excellent lock up and leave or UK base with the benefit of an allocated parking space along with visitors parking and its own garage on block.

The property is a very handy low maintenance semi detached home with excellent potential. Ideal for those looking for a property to relocate to the coast or those looking for a UK base/bolt hole or established holiday let.

Stepping inside you have a large lounge which flows rather nicely into the kitchen/dining room. This creates a hugely desirable open plan living area for all of the family and or friends to enjoy whilst hosting social gatherings. The kitchen dining room is a particularly good size with plenty of built-in storage cupboards, a range of preparation space and plenty of seating.

Upstairs there is a selection of three bedrooms two of which are very good proportions whilst the third offers a reasonable sized single bedroom, or, perfect for those of you looking for a quiet area to work from home. The family bathroom is a good size and is well appointed with a white suite.

Occupying a superb position within one of North Devon's most popular coastal villages being only a stones throw from Instow beach and Marine Parade which has a plethora of pubs and award winning seaside eateries. The N.D Tarka Trail is very close by with excellent scenic views of the ever-changing estuary and sea.

Overall, this property gives you the opportunity to own a slice of the popular village that is Instow. For more information or to arrange a viewing appointment please don't hesitate to contact the Bideford team.

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 village is also home to the popular yacht club, as well as providing access to the Tarka trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months. 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 Ho!, 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.



Front Porch

Lounge 4.83 x 4.42 (15'10" x 14'6")

Kitchen Diner 4.83 x 2.75 (15'10" x 9'0")

First Floor Landing

Bedroom 1 4.08 x 2.99 (13'4" x 9'9")

Bedroom 2 3.20 x 2.79 (10'5" x 9'1")

Bedroom 3 1.96 x 2.25 (6'5" x 7'4")

Bathroom 2.00 x 1.65 (6'6" x 5'4")

Garage



VIEWING

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



Outside this property really excels further. To the front of the property is an open lawn area which creates a pretty outlook. To the rear of the property is a fully enclosed rear garden perfect for your four-legged friends. Laid to patio slabs it creates a low maintenance garden perfect for those of you looking to lock up and leave.

The property has rear access via a pedestrian side gate which gives direct access to the garages and straight in front is the parking bay clearly labelled.

Instow beach is less than 300 yards away and there's a perfect spot to stretch the legs with over 200 acres of glorious golden sand at low tide, there's plenty of space to kick or throw a ball.

More information or to arrange a viewing please don't hesitate to contact Edward from our Bideford office.



DIRECTIONS

Driving into Instow from Bideford, taking the scenic drive along the estuary turn left onto Marine Parade. Follow this road passing the pub and hotel, when passing the next couple of restaurants turn right onto Lane End Road, proceed for a short distance turning right into Stoneywell where the property is located in the far corner with number 9 clearly displayed.

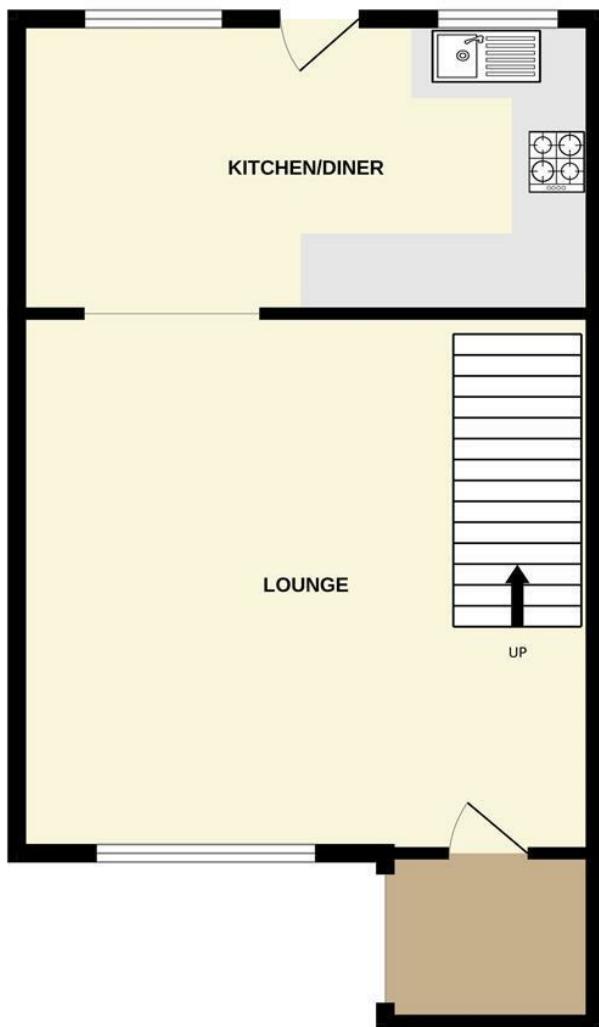


VIEWING

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



GROUND FLOOR



1ST 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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