

Searose

Searose Anstey Way, Instow, Bideford, EX39 4JF

Guide Price

£695,000



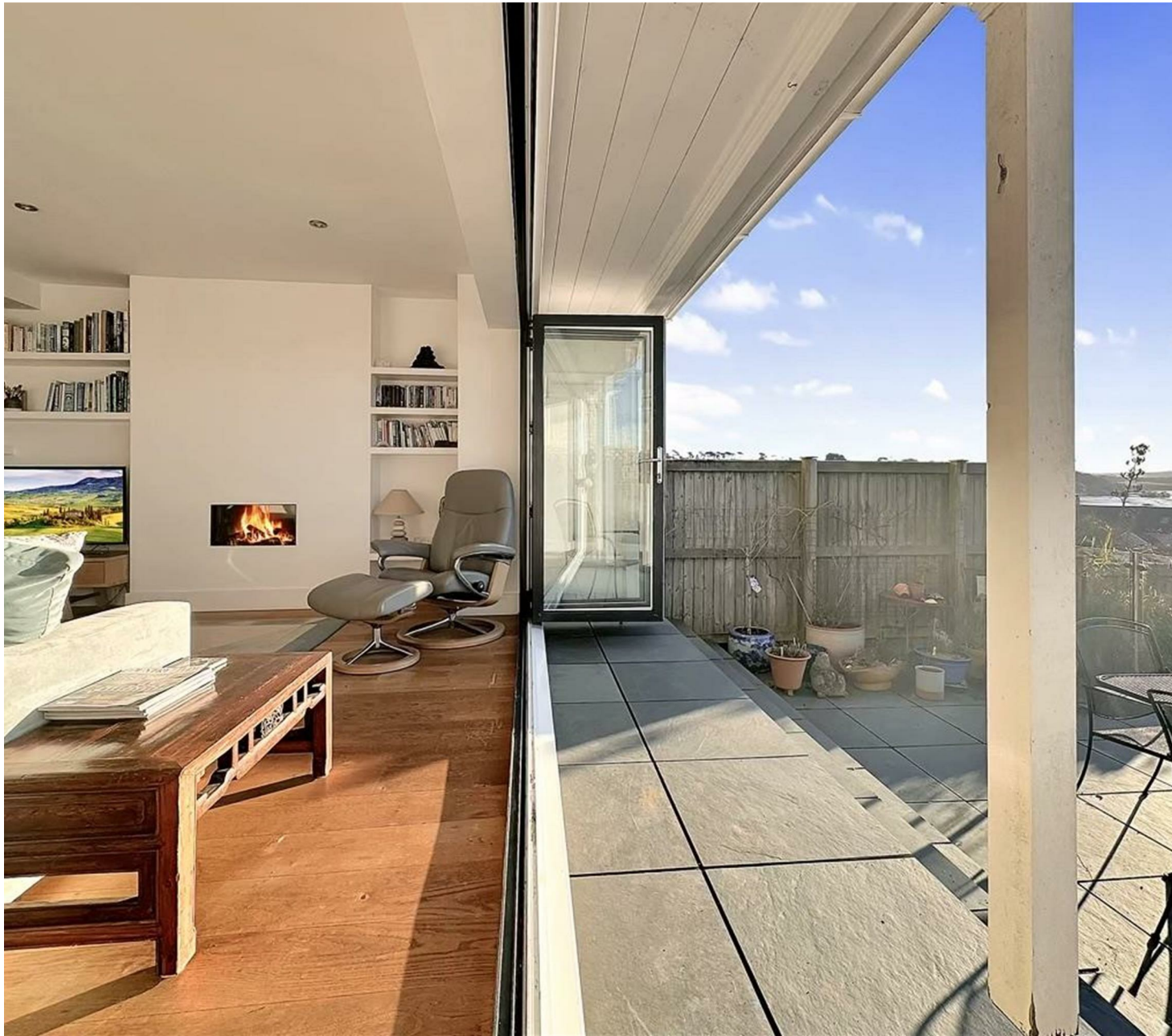
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An Exceptional Costal Home - Instow

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A very attractive property set within the heart of the popular coastal village of Instow. Situated just a stones throw from the beach with fantastic panoramic views over Instow estuary and beyond.

The property encompasses both character and modern functionalities and melds perfectly to create a fabulous family home. The accommodation has been largely remodelled with a large open plan living space creating a true 'wow' factor from the moment you enter.

Redesigned with light, open and stylish accommodation in mind, the property is bright and attractive from the moment you set foot inside.

The tiled kitchen has a vaulted ceiling with four skylights setting the ambiance and creating an inviting spot for culinary creativity. With plenty of cupboard/storage space along with ample preparation areas and integral appliances.

Whether you're a seasoned chef or a passionate home cook, this fabulous kitchen offers the perfect environment to inspire and elevate the joy of cooking. With a quirky internal opening providing stunning views and high quality LVT flooring underfoot the kitchen really is finished to a high quality standard.

To the rear is a rather handy utility room which combines as a ground floor WC, plenty of further storage and an ideal spot to shut away noisy white goods.

DETAILS

The wonderful lounge/dining area (6.68m x 5.05m) is a fabulous space for entertaining the whole family and socialising together. There is plenty of room for a large table along with a sitting room area with a sizeable stretch of amazing bifold doors that seamlessly connect the interior to a sun-soaked south facing patio.

When opened in the summer it offers a wonderful 'outside in' entertaining space and perfect for watching the sunset over the estuary. The room is flooded with natural light enjoying a southerly aspect. As open plan spaces go, it doesn't get much better than this.

Upstairs you have two large bedrooms which will be sure to end the age old child argument over who gets the largest room. The family bathroom is well appointed with a modern shower suite nicely tiled out in a neutral tone together with a WC, basin and further storage.

On the top floor is the principal bedroom which is simply stunning. Two Velux windows break out to a cabrio balcony which excels the stunning view. A stand alone bath and part segregated ensuite adds to the ambience of the room. Allowing the new owners to soak away and enjoy the wonderful sunsets Instow has to offer.

The garden is easily accessed along the side of the property and enjoys the southerly aspect. A patio area has plenty of space for a table and it's perfect for alfresco dining or summers entertaining.

The lower garden has a mixture of mature shrubs and boarders and further space to sit out or privately sunbathe. The garden is fully enclosed and perfect for your fluffy friends to roam. For more information be sure to contact Phillips Smith & Dunn as sole selling agents. EPC TBA.



Entrance Hall

Kitchen 4.85m x 3.51m (15'11 x 11'6)

Utility Room

Lounge Dining Area 6.68m x 5.05m (21'10" x 16'6")

First Floor

Bedroom 2 3.43m x 3.12m (11'3 x 10'3)

Bedroom 3 3.43m x 3.05m (11'3 x 10'0)

Bathroom 2.44m x 1.98m (8'0 x 6'6)

Second Floor

Bedroom 1 5.03m x 3.40m (16'6 x 11'2)



VIEWING

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



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.

DIRECTIONS

When heading into Instow from Bideford pass the welcoming signs follow the road for a short distance onto Anstey Way. The property is located on the left opposite the 'New Road' turning where there is ample parking.

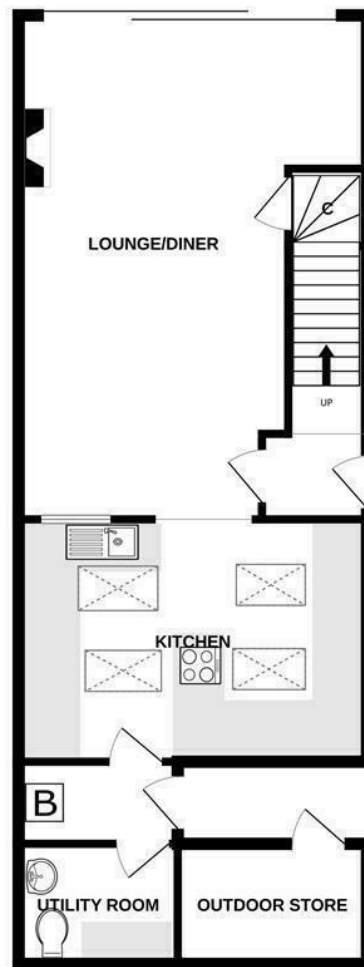


VIEWING

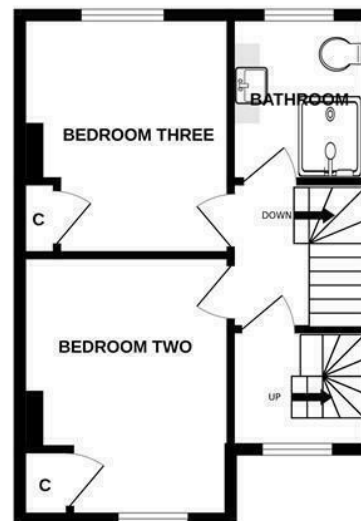
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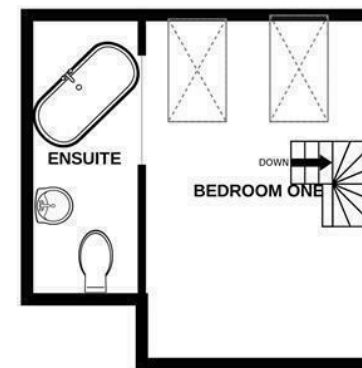
GROUND FLOOR



1ST FLOOR



2ND 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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