



3/4 Bedroom Detached House

Glebe End New Road, Instow, Bideford, Devon, EX39 4LN

Asking Price

£565,000

- Most desirable village
- Spacious family home
- Spectacular countryside and estuary views
- Double Garage
- Off road parking
- Garden to front and rear

Directions

From Barnstaple, continue over the Long Bridge and up the new Sticklepath Hill following this road to the roundabout where continue straight on. At the next roundabout, continue straight on again signposted Bickington / Fremington. Continue through these villages and through the next village of Yelland. Upon reaching Instow, follow the road taking the left hand turning onto New Road. Glebe End will be located on your left hand side with a nameplate and For Sale sign clearly displayed.

**Looking to sell? Request
a free sales valuation
for your property.**

Call 01271 327878
or email barnstaple@phillipsland.com

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Overview

Situated on the highly sought-after New Road, Instow this is a spacious, detached, 3/4 bedroom family home with further development potential. The property occupies a semi-rural position on the outskirts of the village and takes full advantage of its southerly aspect and stunning estuary and countryside views, whilst being just a short walk to the sea front and main village below.

The property is entered via a covered porchway leading to a large entrance hall on the ground floor level, with a spacious and light sitting room with views, full length windows and doors leading out onto the attractive sun terrace. The kitchen has a range of fitted wall and base units with work surfaces over, and there is an adjoining dining room. A few steps down to the lower ground level is a family bathroom, plus two double bedrooms and useful under stair office/storage room. To the first floor the large master bedroom enjoys more stunning views plus an en-suite shower room. The adjoining sitting room/study/fourth bedroom has glazed doors and a Juliet balcony overlooking the valley.

Built in the 1970's by Harris', a well known and respected local builder, the property is in good order and has tremendous scope for further extension if required subject to planning permission. There is gas fired central heating and upvc double glazing throughout. The property has to be viewed to fully appreciate its unusual split level design.

The popular village of Instow has a sandy beach, sailing facilities, cricket club and access to the noted Tarka trail for cycling, walking and running. There is a strong yachting fraternity with Instow yacht club itself and also many sporting activities on the river. This attractive village also benefits from 'Johns' local post office/general stores, café and delicatessen, plus well respected local inns and restaurants, a primary school, church and chapel. Instow is within a 10-minute drive of the A39, providing easy access to the M5, and a regular bus service provides links to and from Bideford and Barnstaple with its train station. A ferry taxi operates from the village throughout the spring and summer, providing a direct link across the estuary to the delightful quayside village of Appledore, with its quaint narrow streets and fisherman's cottages. Appledore boasts a small but great range of shops, pubs, guesthouses and art galleries.

The agents strongly advise an early inspection to avoid disappointment.

Services

All main services connected

Council Tax band

F

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Barnstaple branch on 01271 327878



Outside

Glebe End is approached via its own tarmac drive to a parking and turning area suitable for 3/4 cars. The raised rear garden is of low maintenance with a terrace, flower beds and shrubs, and provides a quiet seating area for the morning sun. Also to the rear is a double garage with light, power and water connected, plus up and over doors. To the front of the property is a well maintained lawn surrounded by shrubs and flowers beds. Off the sitting room a large southerly aspect sun terrace offers magnificent views over surrounding countryside and up the Torridge Estuary.



Room list:

Ground Floor

Entrance Hall

Dining Room

4.11m x 4.22m (13'06 x 13'10)

Kitchen

4.11m x 2.49m (13'06 x 8'02)

Sitting Room

5.36m x 4.88m (17'07 x 16'00)

Sun Terrace

Lower Ground Floor

Bedroom 2

3.66m x 2.95m (12'00 x 9'8)

Bedroom 3

3.35m x 3.23m (11'00 x 10'07)

Bathroom

First Floor

Bedroom 1

4.88m x 4.57m (16'00 x 15'00)

En-Suite Shower Room

Bedroom 4/Study/Dining Room

3.00m x 2.69m (9'10 x 8'10)