

Torridge View

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The Quay, Instow, Bideford, Devon, EX39 4JA

Close to the beach, Yacht Club, Tarka Trail & local amenities.
Bideford & Barnstaple - both about 15 minutes

A Grade II Listed double fronted period town house in a frontline position directly overlooking the beach & estuary in this favoured coastal village

- Porch, Hall, Through Sitting Room
- 5 Bedrooms, 2 Bathrooms
- Rear walled courtyard with utility room & store
- Ideal main/2nd home/UK base/holiday let.
- Council Tax Band E
- Dining Room, Kitchen/Breakfast Room
- Small front garden.
- Parking by permit in local car park
- No upward chain
- Freehold

Guide Price £675,000

SITUATION & AMENITIES

Torridge View is situated in one of North Devon's most prestigious coastal communities – enjoying direct views over the River Torridge and across the estuary towards open countryside in the distance. The property enjoys wonderful sunsets, as well as the early morning sunlight reflecting off the pretty former fishing cottages in Appledore on the other side of the estuary. Instow is highly desirable and boasts an excellent range of amenities and leisure pursuits. There is a beautiful sandy beach, with the North Devon Yacht Club just a 2-minute walk away, where boats can be launched and moorings are understood to be available. Popular amenities include John's of Instow, which combines a delicatessen, convenience store, Post Office and café all under one roof. The Commodore Hotel and Restaurant – which is open to non-residents – and a variety of pubs and restaurants including The Instow Arms and The Boathouse, which is an award-winning seafood restaurant. The nearby Tarka Trail is a former railway line route which runs from Braunton to Meeth, covering about 30 miles with a series of connected footpaths, bridleways and cyclepaths which pass through some of the area's most beautiful scenery. There is also a good range of transport opportunities via regular bus routes and the ferry across the estuary to Appledore. The port and market town of Bideford is 3.5 miles and offers a wider range of amenities. The regional centre of Barnstaple is 6.5 miles and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. From Barnstaple there is access to the North Devon Link Road (A361) which leads through to Jct.27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton Parkway station where London Paddington can be reached in just over 2 hours. The nearest internation airports are at Bristol and Exeter.







DESCRIPTION
This elegant double-fronted end of terrace period house – circa 1830/40 – is Grade II Listed as being of architectural and historical interest. The property presents painted rendered elevations beneath a slate roof. The accommodation is arranged over two floors and is deceptively generous. It is well presented, although would benefit from some general modernisation. All principal rooms enjoy frontline estuary views. There is a small strip of front garden, and to the rear a peaceful and secluded walled courtyard. Parking would need to be by permit in a local car park. The property is likely to appeal to prospective purchasers wanting a main residence, 2nd home, UK base, holiday let or a combination of these.

ACCOMMODATION
The property is approached via the front door with arched fanlight window above to ENTRANCE PORCH with electric meters, ornate quarry tiled flooring. Half-glazed door to ENTRANCE HALL wood effect flooring, door to REAR COURTYARD (described later), staircase with cupboard understairs. SHOWER ROOM with cubicle with glazed sliding door, pedestal wash basin, low level wc, heated towel rail/radiator, cupboard housing Vaillant gas-fired boiler for central heating and domestic hot water. SITTING ROOM a spacious through-room into two distinct zones, separated by an open archway. To the front the window with original shutters overlooks the estuary, fireplace with Adam style surround, fitted wood burner by Stovax on slate hearth, French doors to the rear lead onto the COURTYARD. DINING ROOM window to front – also with estuary views and original shutters, period fireplace with pine surround and slate hearth, cupboards and shelving flanking either side, wood effect flooring. Door to KITCHEN/BREAKFAST ROOM with a good range of modern units in a cream theme, topped by wood effect work surface incorporating single drainer stainless steel sink unit, plumbing for dishwasher, Hotpoint oven and Lamona 4-ring ceramic hob with stainless steel extractor fan above, double glazed window to courtyard.
A staircase with original balustrade and handrail leads to MEZZANINE FLOOR. BATHROOM painted panelled bath, pedestal wash basin, low level wc, extractor fan, shaver point, ladder style heated towel rail/radiator. MAIN LANDING trap to loft space. BEDROOM 1 period fireplace, window with estuary view. BEDROOM 2 period fireplace, window with estuary view, wash hand basin with wall mirror above. BEDROOM 3 window to rear. BEDROOM 4 window to rear, period fireplace, wash hand basin, wall mirror, strip light/shaver point. BEDROOM 5/STUDY/DRESSING ROOM/POTENTIAL ENSUITE BATHROOM window to front with fine estuary views.

OUTSIDE
To the front there is a narrow, paved garden with a low retaining wall, topped by original cast iron railings with a central gate. There is also a well-established yucca tree. The rear COURTYARD GARDEN is wall-enclosed and features a BBQ area. It is otherwise paved. There is a base for a garden shed, a garden store suitable for recycling, dustbins, etc. There is also a utility cupboard with space and plumbing for washing machine. A pedestrian gate in the wall gives access back to the Quay.

PARKING
A permit for the neighbouring car park is available to permanent residents upon request via North Devon District Council. Please check with North Devon Council for the current charge for this.

SERVICES
All mains services are connected. Gas-fired central heating.

DIRECTIONS
W3W///ideals.ferrying.yard



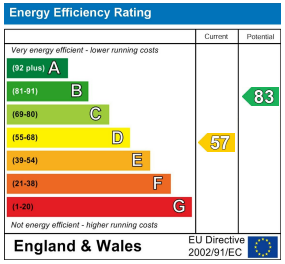




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