



Sea Thrift



Sea Thrift 2 Elm Terrace

, Instow, Devon, EX39 4HR

Instow beach, shop, restaurants, bus stops and more within walking distance, Bideford 3 miles, Barnstaple 6 miles.

A Victorian coastal villa with sea views, garden, having recently been refurbished in the highly sought after village of Instow

- Character home with Sea Views
- 3 Bedrooms/Main En-suite
- Utility/Cloakroom WC
- Car Parking Permit Available
- Business Rates Apply
- Recently refurbished
- 2 Reception Rooms
- Front & Rear Gardens
- No Onward Chain
- Freehold

Guide Price £475,000

SITUATION AND AMENITIES

Enjoying coastal views towards the neighbouring Appledore and situated within one of North Devon's premier coastal villages, with The South West Coast Path and Tarka Trail both close by, the latter being ideal for both cyclists and walkers alike. Instow has a family and dog friendly sandy beach and a range of amenities within level walking distance including general store (and off licence), Post Office, delicatessen, café, The Commodore Hotel and a variety of inn, popular pubs and restaurants. There is also a regular bus service from Instow, a thriving cricket club and The North Devon Yacht Club, where boats can be launched (moorings may be available) all within a moments walk. The property is ideally situated between Barnstaple and the port and market town of Bideford, which sits on the banks of the River Torridge and offers an excellent range of amenities including supermarkets, banks, cafes and restaurants. Barnstaple is the regional centre and offers all the areas main business, commercial, leisure and shopping venues, with access via the A361, North Devon Link Road to (Junction 27) the M5 motorway at Tiverton, where Tiverton Parkway also provides rail access to London.

DESCRIPTION

An excellent opportunity to acquire a characterful, cosy waterside property in the highly sought after coastal village of Instow. 2 Elm Terrace is located in a elevated position on the fringe of the village and only a short walk to Instow's sandy beach, shop, pubs and restaurants and only a 10 minutes drive to the three mile beach at Westward Ho! The property has been lovingly and sympathetically renovated by the current vendors in their ownership, transforming this once dated home into a cosy yet, bright and light coastal retreat, suitable for holiday letting or used as a main home. The property presents red brick elevations with some of the more notable improvements including a new double glazed windows throughout and composite front door, under a new slate roof.



GROUND FLOOR

The property is approached via gated entrance path with steps leading up to low maintenance pebbled front garden, looking toward Instow Yacht Club and over to the neighbouring coastal village of Appledore. Colour composite front door leading into the ENTRANCE LOBBY and HALL, traditional tiled floor and inset matting, stairs off to first floor landing, inset downlighting. SITTING ROOM with bay window to the front elevation, sash style double glazed windows, fitted carpet, fireplace with tiled surround. DINING ROOM with wood effect vinyl flooring which continues into the kitchen (described later), window to rear elevation, built in traditional cupboards in recesses, brick fireplace with timber surround, under stairs storage cupboard, doorway leading into KITCHEN with window to side, modern shaker style matching wall and base units, display cabinets, inset downlighting, integrated 70/30 fridge freezer, electric fan oven and grill, induction hob with extractor unit over, space for dishwasher and washing machine, roll top work surfaces, stainless steel Franke sink and drainer with mixer tap, tiled splashback, door leading to rear garden and another door leading into small UTILITY AREA with space for tumble dryer, wall mounted Ideal gas boiler, window to rear. DOWNSTAIRS WC with window to rear, patterned tiled effect vinyl flooring, high level WC, wall mounted hand wash basin with mosaic tiled splashback.

FIRST FLOOR

There is matching grey carpet throughout the stairs, landing and bedrooms. LANDING with built-in full length storage cupboard, loft access via hatch. BEDROOM 1 with built in wardrobes, ornate fireplace and striking sea views across to Appledore and Crow Point, double glazed sash windows to front. EN-SUITE with quadrant shower, vanity hand wash basin with mixer taps, dual flush close coupled WC, towel rail/radiator, tiled floor and partly tiled walls, extractor fan, inset downlighting. BEDROOM 2 with windows to the rear overlooking the garden and onto surrounding fields, ornate fireplace. BEDROOM 3 window overlooking rear garden and further ornate fireplace. BATHROOM with opaque window to side, white suite comprising low level WC, pedestal hand wash basin with mixer taps, 'P' shaped bath with glazed shower screen and electric Triton shower over, partly tiled walls, wood effect flooring, heated towel rail, extractor fan and inset downlighting.

OUTSIDE

At the rear of the property is gated access to the REAR GARDEN, approached via pedestrian access to the side of a neighbouring property. The rear garden is enclosed with pathway, level lawn, timber decked terrace and useful garden storage shed.

PARKING

The current owners rent a nearby parking space for £25.00 per month which we understand may be available to the new owners of the property.

DIRECTIONS

What3Words: //juggler.laughs.retain

INCOME POTENTIAL/HOLIDAY LETTING

The property offers a variety of uses from a main or second home/UK base, holiday letting cottage or perhaps a long term residential let accommodation, having the potential to earn a healthy rental income. The property is currently being advertised as a holiday accommodation through [Holidaycottages.co.uk](http://www.holidaycottages.co.uk) property reference 80591 where available weekly pricing and occupancy levels can be viewed.

All the furniture, fixtures and fittings are available by separate negotiation.

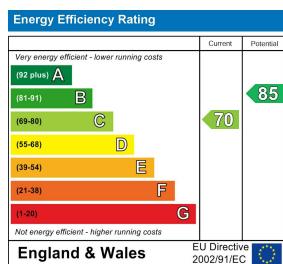
SERVICES

All mains services connected. Gas fired central heating with new boiler.

AGENTS NOTE

Plans have been prepared for a loft conversion, which would create a further bedroom with an en-suite, please contact us for further information.





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