



Colenso



Colenso Quay Lane

Instow, Bideford, Devon, EX39 4JR

Instow beach, Yacht club, Cricket Ground and local amenities within walking distance.

A detached character house offering versatile accommodation in quiet lane enjoying fine estuary views.

- Sought after Instow
- Sitting Room, Kitchen/ Diner
- Bed 4/Potential Annexe or Studio
- Ideal 2nd Home/Holiday Let
- No Upward Chain
- Views of the Beach/Estuary
- 3 Bedrooms, Bath & Shower rooms
- Parking, Small Garden
- Great Potential

SITUATION AND AMENITIES

Tucked away on a quiet residential lane within a few minutes' walk of the beach and the heart of the village. Instow is one of North Devon's premier coastal villages and offers an excellent range of amenities including local shops with delicatessen/post office/café, hotel, primary school and a variety of pubs and restaurants. There is also access nearby to the Tarka trail, North Devon Yacht club and cricket club. There is also a good range of transport opportunities by regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 1/2 miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon golf club the oldest in the UK. From Barnstaple (6 miles) there is access to the North Devon Link road which eventually leads through to Junction 27 of the M5 Motorway, in a further 45 minutes or so, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. North Devon's other prime coastal resorts at Croyde, Putsborough, Saunton (also with Championship Golf course) and Woolacombe are about 40 minutes by car as is Exmoor National Park and the Cornish border.



DESCRIPTION

A mature individual virtually detached [attached at ground floor level only to a garage in the mews behind] character house which presents painted rendered elevations with bay front beneath a tiled roof. The property offers accommodation arranged over two storeys and incorporates a room with self contained access to the rear which could potentially be converted to a self contained unit, additional bedroom, reception room, studio, home office etc. Alternatively in order to benefit from the best views the accommodation could potentially be reversed so that the first floor bedrooms could be converted to reception rooms, the accommodation is therefore versatile, ideal as principal residence, second home, UK base or holiday let. There is off road parking to the front as well as a decked area of garden slightly raised to enjoy the best of the views of the beach and estuary.

GROUND FLOOR

Pair of double glazed French doors flanked by double glazed windows within an attractive arch brick surround leading directly into LARGE, OPEN PLAN KITCHEN/DINING ROOM the kitchen zone has all the essentials you would expect together with a variety of cupboards and preparation space. This flows to the rear, extended part of the property which could be used for a variety of purposes as outlined previously. An INNER HALLWAY leads to a LOUNGE with bay window and fine views over the beach, estuary and Appledore beyond. SHOWER ROOM with white suite.

FIRST FLOOR

LANDING. 3 DOUBLE BEDROOMS two with fabulous views.

BATHROOM with a white suite.

OUTSIDE

To the front there is off road parking for two vehicles as well as a raised deck all arranged with ease of maintenance in mind.

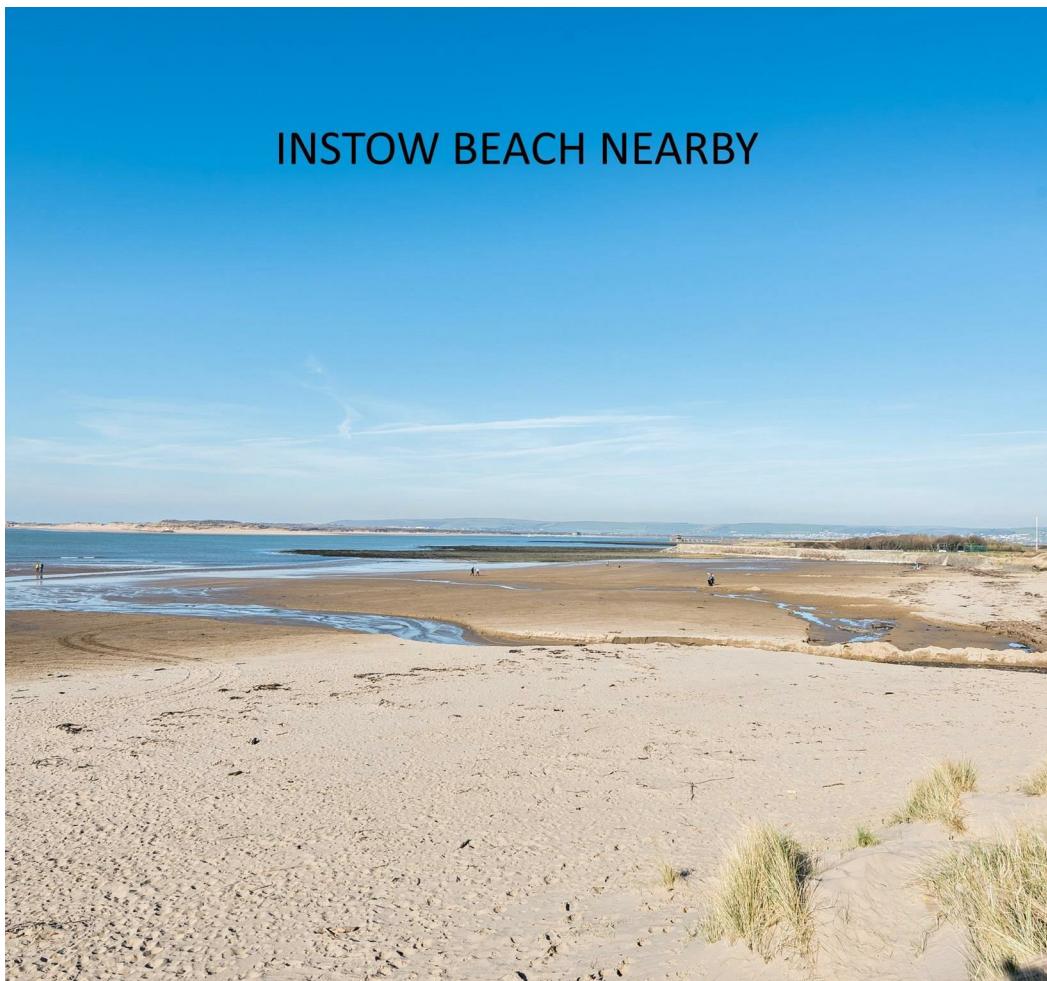
SERVICES

All mains services, gas central heating.

DIRECTIONS

Entering Instow from Barnstaple proceed along the sea front and after the Commodore Hotel bear immediately left into Quay Lane where the property will be found within a short distance on the right adjoining a commercial mews.





INSTOW BEACH NEARBY



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	Current
(81-91) B	Potential
(69-80) C	77
(55-68) D	
(39-54) E	41
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

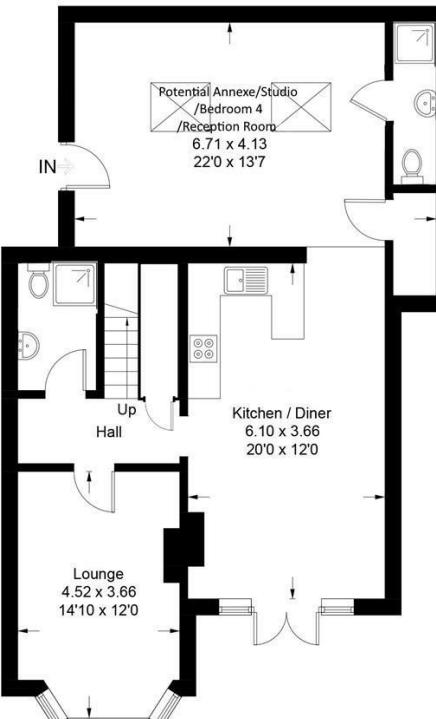
30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

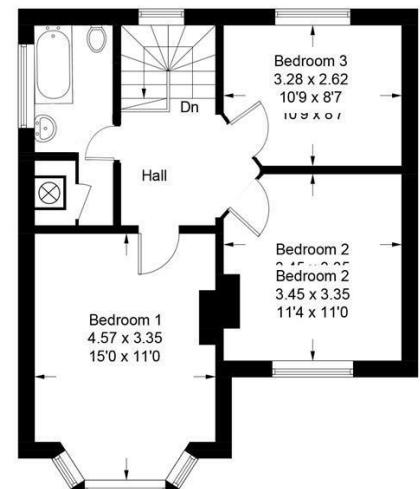
01271 322833

Cornwall | Devon | Somerset | Dorset | London

Approximate Gross Internal Area = 127.3 sq m / 1370 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID728460)



@StagsProperty