



Windy Ridge





# Windy Ridge

Instow, Bideford, Devon, EX39 4LU

Opposite the village primary school. Less than 5 minutes from the village/beach/Tarka Trail

A charming detached character cottage on high ground enjoying distant estuary views, on the semi rural fringe of this sought after village.

- Hall, 2 Reception Rooms
- Landing, 3 Bedrooms, Bathroom
- 2 Attached buildings, scope to convert stpp
- Oil Central Heating
- Council Tax Band D
- Kitchen/Breakfast Room
- Ample Parking
- Large garden. Workshop.
- No upward chain
- Freehold

Guide Price £525,000

## SITUATION & AMENITIES

The property is situated on the edge of one of North Devon's premier coastal villages, Instow. As the property name suggests, it enjoys an elevated position with views over surrounding countryside and distant views to Torridge Estuary. The house is perfectly situated for easy access to the beach, Tarka Trail and the amenities that Instow offers, including delicatessen/general store/Post Office, pubs, restaurants, Cricket Club, Yacht Club etc. The property is also within a short drive of the fabulous beaches of Westward Ho, Saunton (also with championship golf course), Croyde and Woolacombe. The market town of Bideford is around 3 miles and the regional centre of Barnstaple is around 6 miles. Bideford sits on the banks of the River Torridge and offers an excellent range of amenities including supermarkets, banks and schooling. Barnstaple, offers all the area's main business, commercial, leisure and shopping venues. At Barnstaple there is access, via the A361 North Devon Link Road, to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London Paddington in just over two hours. There is also rail access at Barnstaple connecting to Exeter as well as onward connections. The area is well served by excellent state and private schools.





## DESCRIPTION

This charming detached period cottage, presents painted rendered elevations, beneath a slate roof. There is a single storey lean-to to the right-hand side of the property, currently utilised for storage but suitable for conversion to additional accommodation, subject to planning permission. There is also room to extend the property (once again subject to the necessary planning). To the left there is a parking bay leading to an attached barn [also offering potential for conversion, subject to consent] and to the rear, a further outbuilding suitable as storage shed/workshop. There are good sized gardens, mainly arranged to the right and to the rear. Windy Ridge is considered ideal as a main residence, second home or holiday let given the coastal location. Special note; The property is to be sold subject to a restrictive covenant which limits the use of the site to one single dwelling unit only.

## GROUND FLOOR

Front door to ENTRANCE HALL. 'L' shaped SITTING ROOM with open fireplace, brick surround, painted wooden mantle, tiled hearth, two exposed stone walls, one with display niche, double aspect views, one window is double glazed. DINING ROOM/BEDROOM 4 with shelved recess. KITCHEN/BREAKFAST ROOM with an excellent range of modern units in a cream theme, incorporating single drainer stainless steel sink, adjoining wood effect work surfaces, drawers and cupboards beneath, space for freestanding electric cooker, extractor hood over, matching wall mounted cupboards, terracotta tiled flooring, double glazed windows and half glazed door to outside, plumbing for washing machine, Firebird oil fired boiler for central heating, further work surface with appliance space under.

## FIRST FLOOR

LANDING exposed stone wall. BEDROOM 1 double glazed window, views over open countryside, exposed beams. BEDROOM 2 exposed beam. BEDROOM 3. BATHROOM with panelled bath, Mira shower unit, Aquaboard surround, low level WC, pedestal wash basin, strip light, wall mirror.

## OUTSIDE

To the left of the property there is an ATTACHED BARN with doors to front and rear and vaulted ceiling, ideal for conversion to additional accommodation (subject to the planning permission). Immediately in front of this a parking bay for two vehicles. The FRONT GARDEN is gravel and to the right is a fire bar gated entrance to additional parking, leading onto the side of the property where there is a LEAN-TO with half vaulted ceiling and oil tank. Immediately to the rear is a DETACHED OUTHOUSE/WORKSHOP which adjoins an attractive STONE RAISED TERRACE bounded by stone walls, with barbeque areas and below this, areas of lawn interspersed with mature specimen shrubs. The boundary is generally hedge enclosed.

## SERVICES

Mains drainage, electricity and water and connected. The heating is oil fired.

## DIRECTIONS

Leaving Instow, in the direction of Barnstaple, after a short distance bear right sign posted to Bickleton, continue on this road for ½ mile and Windy Ridge is immediately ahead of you, directly opposite the village school.

WHAT3WORDS///subway.prowess.snooze





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk  
01271 322833

