

The Penthouse
1 Lyndale Terrace
Instow
Bideford
Devon
EX39 4HS

Guide Price: £350,000 Freehold



Changing Lifestyles

01271 371 234
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The Penthouse, 1 Lyndale Terrace, Instow, Bideford, Devon, EX39 4HS



EXCEPTIONAL TWO BEDROOM PENTHOUSE WITH COASTAL VIEWS

- Exceptional two-bedroom penthouse apartment
- Magnificent coastal views across Instow beach to Appledore
- Spacious open-plan kitchen, dining and living area
- Principal bedroom with private sun terrace
- Contemporary kitchen and family bathroom
 - Allocated off-road parking space
 - Short walk to the beach, restaurants and village amenities
- 999-year lease with one-third share of the freehold



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Occupying the upper floor of an exclusive collection of newly converted homes, this exceptional two-bedroom penthouse apartment enjoys magnificent coastal views across Instow beach towards Appledore and offers an enviable combination of contemporary living and one of North Devon's most desirable village settings. Beautifully appointed throughout, the property benefits from an allocated off-road parking space and is perfectly suited as a permanent residence, an elegant coastal retreat or an investment opportunity.

The accommodation has been thoughtfully designed to maximise both natural light and the outstanding outlook. A welcoming entrance hall provides access to all principal rooms, leading through to an impressive open-plan kitchen, dining and sitting room which undoubtedly forms the heart of the home. Expansive windows frame the ever-changing coastal scenery, creating a remarkable living space from which to enjoy the passing boats, shifting tides and spectacular sunsets over the estuary. The contemporary kitchen is fitted with a stylish range of matching wall and base units complemented by oak-effect work surfaces, together with an integrated electric oven, four-ring electric hob with extractor hood above, and designated space for an under-counter refrigerator and washing machine. The generous proportions of the room provide ample space for both dining and comfortable seating, making it ideal for entertaining family and friends.

Both bedrooms are well-proportioned doubles, with the principal bedroom enjoying direct access to a private sun terrace enclosed by obscured glazed balustrading, providing a peaceful outdoor seating area. Please note that the glazing must remain obscured in accordance with the planning permission relating to the development. The accommodation is completed by a beautifully appointed family bathroom comprising a panelled bath with shower over, wash hand basin and WC.

Instow remains one of North Devon's most sought-after coastal villages, celebrated for its expansive sandy beach, excellent sailing waters and thriving selection of independent cafés, restaurants and public houses. Everyday amenities are within easy walking distance, whilst the regional centre of Barnstaple lies approximately five miles away, offering an extensive range of shopping, leisure and transport facilities.

The property will be sold with the benefit of a 999-year lease, together with a one-third share of the freehold, providing purchasers with long-term security and a vested interest in the ownership of the building. Upon completion of the sale of the final leasehold apartment, purchasers will be free to establish a management company to oversee the maintenance and upkeep of the communal areas and exterior of the building.

Agent's Note: Please note that the main front elevation image has been enhanced using computer-generated imagery (CGI) to provide an illustration of how the completed property is expected to look, helping prospective buyers visualise the finished home. Computer generated furniture has also been added to both the open plan living area and bedroom.

Council Tax Band

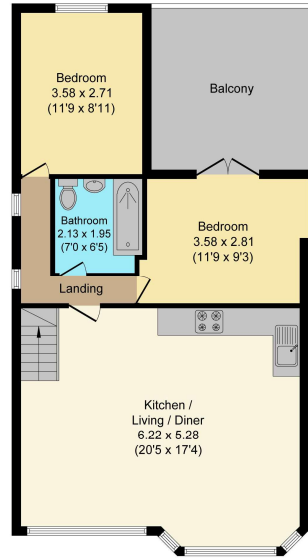
- TBC

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Floor area 59.60 sq.m. (641.52 sq.ft.)

Total floor area: 59.60 sq.m. (641.52 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Directions

What3words: ///drives.charts.blindfold

EPC TBC

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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