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Changing Lifestyles

3 Marine Parade
Instow
Bideford
Devon
EX39 4HY

Asking Price: £725,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

3 Marine Parade, Instow, Bideford, Devon, EX39 4HY

A GRAND 3-STOREY PERIOD HOME ENJOYING REMARKABLE ESTUARY VIEWS



- 4 Bedrooms
- Situated on the front, in the hub of prime Instow
 - Beautifully presented throughout
- Top Floor Living Room, ideally situated to take in the views
- Ground Floor second Reception Room & Office
- Contemporary Kitchen / Diner & Utility Room
 - Fully enclosed rear garden
- Currently a successful holiday let but would also make a fine & impressive permanent residence



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Overview

Situated on the front, in the hub of prime Instow, this is a rare and golden opportunity to take ownership of a grand, 3-storey, 4 Bedroom period home. Locations don't come much finer and the finish inside this house will also not disappoint.

This property is beautifully presented throughout befitting of its current role as a successful holiday let. As well as being a lucrative commercial opportunity, this house would also make a fine and impressive permanent residence.

Situated on Marine Parade, the house is approached via a wrought iron gate which gives access to the paved courtyard front garden - a great place from which to set up a seat and enjoy the view and the general comings and goings of the village.

The Entrance Hall is impressive giving access to the key downstairs rooms and winding its way upstairs via the charming staircase with gorgeous banister. The Ground Floor features the Main Bedroom which has direct views out to the water. This room would also make a great Sitting Room. Behind this is the second Reception Room - perfect as a winter Snug. Between this room and the Kitchen is the Office, great for home workers to have a base whilst staying connected to the rest of the house and family. The Kitchen / Diner is contemporary and beautifully presented with ample space for dining and is equipped with a range of cupboards and drawers, built-in oven and hob, and dishwasher. It has a Velux roof light and access to outside via the stable door. At the rear of the house is the Utility Room with space and plumbing for a washing machine and space for an American style fridge / freezer. The Ground Floor is complete with a Shower Room.

To the rear of the house is a fully enclosed garden with a patio area and an extensive lawn with stone wall borders. The garden is adorned with a beautiful range of plants, flowers and shrubs that fill it with colour and a charming array of pleasant scents. There are also 3 Outbuildings.

The First Floor features 3 generous size Bedrooms. Bedrooms 2 and 4 have remarkable estuary views via the sash windows that have fitted shutters. The Bathroom has a 4-piece suite that perfectly befits the rest of the house in terms of style.

The Top Floor features the main Living Room, ideally situated to take in the views from its range of Velux windows which open to form balconies...Stunning! The white-washed floorboards and sense of space give the feeling of being on holiday and away from the troubles of the world. This room truly is the crown of the house.

We have done our very best with the photos and videos to give a glimpse of what this remarkable property offers but, as ever, we would highly recommend viewing it in person to fully appreciate all that it provides.

Council Tax Band

Currently deleted but previously D - Torridge District Council

Agents Note

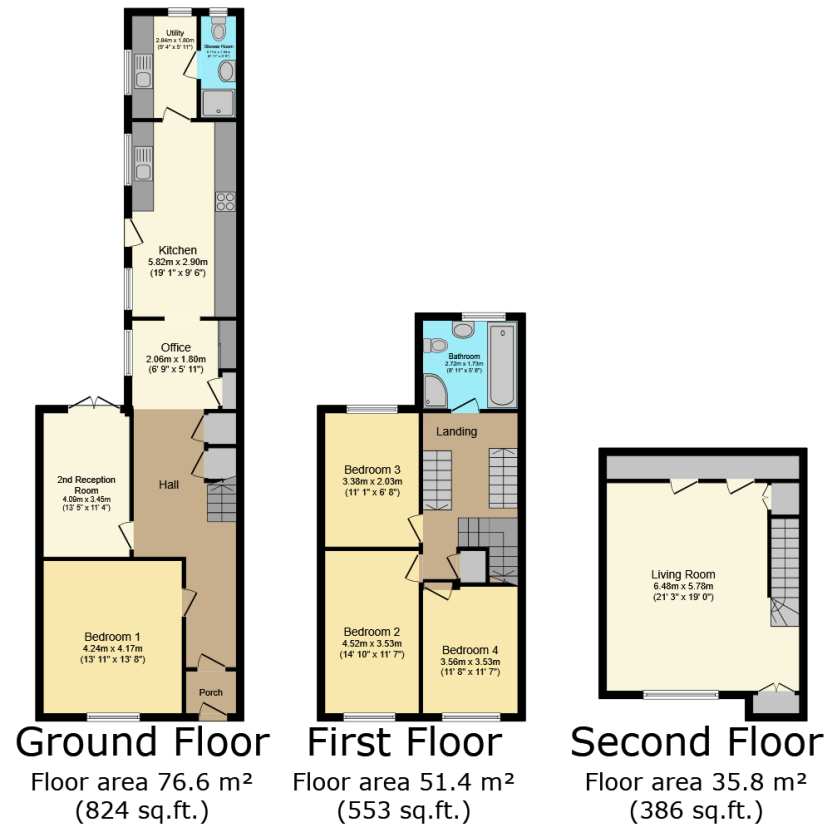
Parking outside of the house is free for up to an hour between 9am and 6pm. This means that if you park at 5pm you can leave your car there until 10am the next morning.

The owners tend to park outside the house overnight and then move their car to New Road during the day. There is always free parking there and it is circa 5 minutes' walk away.

For the seven months between (and including) October and April there is ample free parking on the sea front.

There is a public car park on Marine Parade which costs £1.50 per hour or £7.50 for 24 hours.

It is possible to apply to the council parish for an annual car park pass at £175 pa. They have 7 passes. They are given out on a first-come-first-served basis. The tickets roll over from year to year as there is no criteria for getting one.



TOTAL: 163.8 m² (1,763 sq.ft.)

This floor plan is for illustrative purposes 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

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Area Information

Instow is an iconic village in North Devon perched at the point where the River Taw and River Torridge meet before joining the Atlantic Ocean – all within sight from most properties in the village. It also enjoys great views of its sister village Appledore on the opposite bank.

Wired into local transport links you can be in the heart of Bideford in minutes on the bus, and Barnstaple within 20 minutes. It has a primary school, a community hall and several churches including the interesting Italianate All Saints Chapel.

Instow has lots of places to moor a boat if you have one, and it has a handful of shops and great local restaurants. Locals make good use of the beach and the small yet severely eroded dune system close by (look out for the rare Pyramid Orchid when the season is right). The Tarka Trail runs through the heart of the village where the railway used to run. There's still traces of the railway all around the village including the country's only Grade I signal box. The film about yachtsman Donald Crowhurst – Deep Water was filmed in Instow in 2015.

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, turn left in the direction of Barnstaple. Continue on this road and upon reaching the roundabout, continue straight on passing Tapeley Park on your right hand side. Take the next left hand turning signposted Instow. Follow the road for a short distance to where 3 Marine Parade will be found on your right hand side next to John's of Instow.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	