

# Unique Opportunity - Instow

4 Instow House Marine Parade, Instow, Bideford, EX39 4JJ

£675,000



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# Spacious House, Estuary & Sea Views, Beach Side Lawn, Parking & Garage Area

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A highly unique property situated just above Marine Parade, Instow with beautiful sea and estuary views together with parking, garage and estuary fronting garden.

The property has been sympathetically renovated and kept by the current owners and offers an excellent family home. A spacious entrance hallway gives way to the kitchen, dining room and has stairs to the first floor with beautiful exposed woodwork and storage. This property also benefits from central heating throughout.

The kitchen breakfast room has a range of built in storage cupboards and preparation space ideal for those who enjoy home cooking and entertaining. The property has a large lounge with ample seating and cosy wood burner, perfect family time and entertaining friends when they are around. There is a separate dining room perfect for more formal dining with plenty of seating for the property size.

Upstairs you have a selection of 3 bedrooms and the family bathroom. Bedrooms 2 and 3 are good sized doubles, bedroom 4 would make for an excellent study offering a perfect spot to work from home (fibre available).

On the top floor is the principal bedroom with its own walk-in wardrobe (3.09 x 2.68) which is substantial and could also be a cot/babies room for those expecting. The main bedroom also has its own ensuite which is well equipped with a white bathroom suite. Just to add that cherry on top, you have gorgeous estuary and sea views from this bedroom.

Along with this enviable beach fronting garden and choice of two slightly raised patio/decking areas with arguably one of the best seats in Instow. Sit back and enjoy the boats bobbling along, an active estuary, people watching or the stunning sunsets.

# DETAILS

From the garden, the property enjoys gated access to the beach only a quiet road that separates you to the 250 acre (at low tide) expanse of golden sandy coastline. An extended garden idea for tiring out the children and four-legged friends.

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meets the coast. The village itself boasts a glorious sandy riverside beach, backed by dunes, popular among families and water-sports enthusiasts alike. The beach expands about 200 acres at low tide ideal for those of you that have four-legged friends.

With its beautiful active estuary, golden sandy beach and thriving community, the village offers a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, the village could also be considered a foodie's paradise.

The popular Yacht club, access to the Tarka trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months too. There is a primary school in the village, convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple and Bideford.

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Bideford office-



## Entrance Hall

**Kitchen Breakfast Room 6.07 x 2.63 (19'10" x 8'7")**

**Lounge 4.93 x 3.71 (16'2" x 12'2")**

**Dining Room 2.88 x 2.67 (9'5" x 8'9")**

## First Floor Landing

**Bedroom 2 4.32 x 3.67 (14'2" x 12'0")**

**Bedroom 3 4.32 x 3.67 (14'2" x 12'0")**

**Bedroom 4 / Study 3.47 x 1.74 (11'4" x 5'8")**

**Principal Bedroom 6.46 x 4.85 (max) (21'2" x 15'10" (max))**

**Walk In Wardrobe 3.12 x 2.07 (10'2" x 6'9")**



Ensuite 3.09 x 2.68 (10'1" x 8'9")

Garage Space



The village also provides excellent transport links with a regular bus service to both Barnstaple and Bideford whilst the A39 is also close to hand.

Additional nearby beaches include Westward Hol, Saunton, Croyde, Woolacombe & Putsborough, all are within a short drive along with Bude which is approximately 30 miles distant.

Barnstaple, the regional centre of North Devon, offers a wider range of amenities, high street shopping, a rail link to Exeter in the South and a convenient route to Tiverton, where there is a direct rail link to London. The M5 motorway is also easily accessible via the A361 and provides a network to the rest of the country. Nearby airports include Exeter and Newquay, both of which are within a 2-hour drive.



## DIRECTIONS

From Bideford proceed towards Instow taking the scenic route along the sea front take the first left turning along Marine Parade. Follow this road passing the pub, hotel, beach on the left as the road straightens up take the right turning into Kiln Close and take the first left into Instow House. Number 4 is situated straight in front being the middle portion with number clearly displayed.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office 01237 879797 Or, out  
of normal office hours please  
contact Edward on  
07772363674



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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