

# Substantial Country Property

Gorse Hill Instow, Bideford, EX39 4LX

Guide Price

£1,750,000



 PhillipsSmith&Dunn  
Buy. Sell. Let.

We value **your** property







# Large House & 1 Bed Flat, Stunning Views Towards Hartland & Lundy - Instow

Gorse Hill Instow, Bideford, EX39 4LX



An imposing gentleman's residence occupying arguably one of the best positions in the popular coastal village of Instow. With tremendous country, estuary and sea views and breath-taking sunsets it's all about location location location.

Gorse Hill is located in a private setting with no nearby neighbours with separate and self contained annex space and its own private entrance and separate outside space. Approached over its private sweeping drive with parking for 8-10 cars.

Stepping inside the property you have a large entrance hall through the ground floor of the property. Stairs to the first floor, ground floor WC and storage.

The large kitchen dining room is to the left which encompasses modern family living space. An 'all in one' room, with enough space for sofas, additional seating creating a snug area within the kitchen, further space for dining table and breakfast bar. The social and entertaining hub of the house and perfect for those of you that enjoy hosting friends and family.

The kitchen enjoys a light and airy aspect being triple aspect with double doors out to the patio with wishing well. The kitchen has a range of built in shaker style storage cupboards with plenty of preparation space and stunning granite worktops. The country style kitchen also includes a Belfast sink and wood burner which makes for a pretty focal point to the room.

The study has uninterrupted views and enjoys a large bay window offering the perfect spot to work (or not) from home whilst enjoying the stunning surroundings. A spacious room and one that's highly adaptable and could be used for a play room, further snug or dining area.

The living room flows rather nicely into the conservatory which creates a modern open plan space which again is excellent for hosting. The living room enjoys views from the front and back and a stone fireplace with wood burner that creates a lovely centring to the room.



# DETAILS

At the far on the ground floor there is an adaptable space which could also be optimised as a further fourth bedroom. Used by the occupiers as a games room with fantastic views being dual aspect, the room is light and airy.

Upstairs you have a selection of three bedrooms. The principal bedroom has a large (2.34m x 2.59m) walk in dressing area and ensuite bathroom with four piece suite. With the best seat into the house the main bedroom enjoys three windows with the breathtaking country, coast and sea views towards Hartland Point and Lundy Island.

Also on the top floor are a further two bedrooms which enjoy similar and equally enviable views along with the family bathroom and spacious, light and airy landing.

The one bedroom apartment has its own private entrance which is totally separate to the main property and to the far of the plot. With a WC to the ground floor and stairs rising to the apartment. This apartment would make for an excellent Airbnb/ Holiday let, for more information please contact the Phillips Smith & Dunn team.

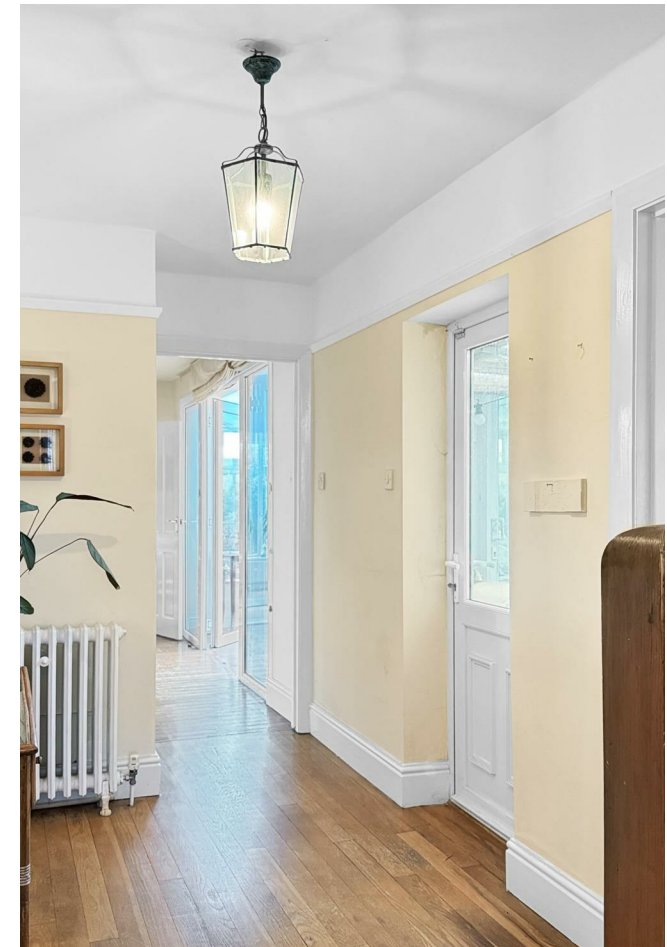
The apartment has a large open plan living space with a fantastic picture window with the stunning far reaching views of the coastline and sea. The bedroom is spacious and the apartment has its own separate shower room and eaves storage.

The double garage offers excellent storage space and is larger than your standard double garage. There is also a wash room which was originally created for dogs, ideal to keep your furry friends clean after long beach walks. Accessed from the outside there is a handy utility which offers extra storage and has plumbing for white goods.

The garden is a substantial plot which extends just under an acre and gently slopes opening up to the views. There is ample spaces for segregating separate outside spaces to the apartment and garden lodge. The garden lodge has been recently been short let and proven popular on Air BnB. For those of you more green fingered there is also raised beds ideal for veg growing and outside sheds.

Planning was approved in 2017 under the application number of 63757 to create a 'super house' with a full redevelopment of the site. Plans were made to demolish the existing property and significant development which would include tennis court, swimming pool and a modern overhaul. For more information on these plans please don't hesitate to contact the Bideford team.

For more information on this fantastic property please don't hesitate to contact the Bideford office of Phillips Smith & Dunn as sole selling agents.



## Hallway

## Kitchen / Breakfast / Family Room

**Utility Room 2.08m x 3.23m (6'9" x 10'7")**

**Sitting Room 5.18m x 4.88m (16'11" x 16'0" )**

**Dining Room 4.57m x 3.96m (14'11" x 12'11")**

**Bedroom 4 / Reception Room 5.18m x 3.05m (16'11" x 10'0")**

**Conservatory 5.49m x 4.04m (18'0" x 13'3")**

## Ground Floor WC

## First Floor Landing

**Principal Bedroom 5.18m x 3.96m (16'11" x 12'11")**

## Ensuite

## Dressing Room

**Bedroom 2 4.57m x 3.96m (14'11" x 12'11")**

**Bedroom 3 3.35m x 3.10m (10'11" x 10'2")**

## Bathroom

## Annex / Apartment

**Kitchen / Sitting Room 5.18m x 3.96m (16'11" x 12'11")**

**Bedroom 3.35m x 3.10m (10'11" x 10'2")**

## Shower Room

**Double Garage 7.47m x 7.32m (24'6" x 24'0")**

## Garden Lodge







The village itself boasts a glorious, sandy riverside beach, backed by dunes, popular among families, dog walkers and water-sports enthusiasts alike. Offering a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, could also be considered a foodie's paradise.

There is a 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, Bideford and Torrington.

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 Ho!, Saunton, Croyde, Woolacombe & Putsborough, all are within a short drive along with Bude which is approximately 30 miles distant. RHS gardens at Rosemoor (30 minutes drive), Burton Art Gallery (15 minutes drive) and Exmoor (45 minutes drive).

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.

Barnstaple Town 6 miles  
Tiverton Parkway (Direct to London) 45.6 miles  
West Buckland School 13 miles  
Tiverton (Blundells) 38.6 miles  
Exeter Airport - 55 miles

## DIRECTIONS

Heading into Instow from Bideford drive through the village on the top road. Heading towards Yelland take the right turning past the new builds towards the school. Pass the church and the school following the road for about another half a mile and the property 'Gorse Hill' is located on the right hand side.



## VIEWING

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









GROUND FLOOR



1ST FLOOR

GORSE HILL, INSTOW

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.  
Made with Metropix ©2024