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7 Bed House

Discreet Listing Instow, Bideford, EX39 4LN

£3,000,000



The property is superbly located within the centre of the village of Instow;

Instow's maritime character is amplified by the presence of colourful fishing boats bobbing gently in the harbour. Boasting a glorious sandy riverside beach, backed by dunes, Instow is popular among families and water-sports enthusiasts alike.

The beach expands over 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 be considered a 'foodie's' paradise.

It is also home to the popular Yacht club, as well as having 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 as well as convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple and Bideford.

There is also a village church and hall with frequent locals activities and contemporary events creating a bustling village community. Instow is home to one of Englands most established cricket club, its cute thatched pavilion with thatched score board is a unique local landmark.



Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797

Mileages
Instow – Within walking distance
Bideford – 3 miles
Barnstaple – 9 miles
M5 Motorway/Tiverton Parkway – 44 miles

EPC : D Council Tax Band : G

Services: Mains electricity, gas, drainage and water. Solar thermal hot water system.

Local Authority: North Devon Council, Brynsworthy Environment Centre, PO Box 379, Barnstaple, EX32 2GR

