

Sand Dune View

Marine Parade, Instow, Bideford, EX39 4FF

Offers In Excess Of

£850,000



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A Modern Individual House, Views, Level Walk to Beach, Garage & Parking !

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A striking nearly-new detached home, this individual residence has been finished to a superb specification and designed to combine modern style with low-maintenance living. Bringing together modern necessities, open plan living and with stylish vaulted ceilings that give this beautiful home charm and character.

Thoughtfully planned with eco-friendly features and a bright, versatile layout, it offers generous space for families, second-home owners or those seeking a strong holiday let investment.

The property enjoys an enviable position on the edge of the highly desirable coastal village of Instow, with views stretching across the dunes, estuary and sea in one direction, and towards open countryside and the village church in the other.

Just a short, level walk away are the beach, the Tarka Trail, village amenities including a delicatessen and post office, welcoming inns and restaurants, and even a cricket ground. Instow itself is perfectly placed between Bideford, about three miles away, and Barnstaple, around seven miles, while the M5 motorway and Tiverton Parkway station are within an hour's drive.

North Devon's famous surfing beaches at Saunton, Croyde and Woolacombe, together with Exmoor and the Cornish border, are also easily accessible.

Inside, the accommodation extends to approximately 1,791 sq. ft. and is arranged on a reverse-living basis to make the most of the views. Enjoying stunning modern, open plan contemporary living with light and airy rooms.

The ground floor is introduced by a welcoming vaulted entrance hall and leads to four double bedrooms, including a principal bedroom with its own en-suite, along with a stylish family bathroom. A utility room is perfectly placed for handling laundry and also houses the gas boiler.

The first floor is a true highlight, featuring a triple-aspect vaulted sitting room filled with light and opening through French doors onto a large balcony. This is the perfect spot for morning coffee, al fresco dining or simply enjoying the sweeping coastal and countryside views.

The kitchen / dining room, also triple aspect with a vaulted ceiling, is fitted with sleek contemporary units in a crisp white finish, complemented by solid oak worktops and integrated appliances. Just off this space lies a flexible study or playroom, equally suitable as a fifth bedroom, walk in storage space.

Also on the first floor is a WC, with hand wash basin and low level WC along with vaulted ceiling, vellum window and cupboard housing hot water tank.

Outside, the house is approached via a generous driveway with ample parking and turning space, easily large enough to accommodate a motorhome or boat. This leads to the attached garage, fitted with an electric roller door and roof-mounted solar panels.

At the rear is a sheltered courtyard, while to the side is a pretty landscaped garden with curved brick paved path which leads to seating at the end. With attractive lawned circles and a high degree of privacy and seclusion, ideal for relaxing or entertaining. The garden is fully enclosed with gated access making it excellent for your furry four-legged friends. With direct access from the garden via the side gate to the utility makes it practical for dusting off those sandy paws.

All mains services are connected, with gas central heating, double glazing and photovoltaic solar panels providing efficient running.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office- 01237 879797



Entrance Hall

Living Room 6.35 x 3.66 (20'9" x 12'0")

Balcony 6.07 x 2.06 (19'10" x 6'9")

Kitchen / Dining Room 7.44 x 3.96 (24'4" x 12'11")

First Floor WC

Bedroom 1 3.99 x 3.99 (13'1" x 13'1")

Ensuite

Bedroom 2 3.66 x 2.95 (12'0" x 9'8")

Bedroom 3 3.81 x 3.61 (12'5" x 11'10")

Bedroom 4 3.23 x 2.51 (10'7" x 8'2")

Bedroom 5 / Study 3.95 x 2.84 (12'11" x 9'3")

Bathroom

Utility Room

Garage 5.03 x 2.92 (16'6" x 9'6")





This is a rare opportunity to acquire a stylish, energy-efficient home in one of North Devon's most desirable coastal villages, combining a superb setting with exceptional modern comfort.

The village of Instow 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. 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. RHS gardens at Rosemoor (30 minutes drive), Burton Art Gallery (15 minutes drive) and Exmoor (45 minutes drive).

AGENT NOTE - For those considering holiday letting, once established the property is expected to achieve around 30–35 weeks of bookings per year, generating an estimated net income in the region of £55,000 based on sleeping eight-ten guests.

DIRECTIONS

Leaving Bideford Quay, follow the A386 signposted towards Instow. Continue along this road for just under three miles, passing through East-the-Water and following the estuary as it opens out towards the coast. On reaching Instow, turn left onto Marine Parade, keeping the beach on your left-hand side. Sand Dune View will be found near the end of the road on the right, directly opposite the Royal Marine Base.



VIEWING

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



