



Caradon and Hillside Villa







# Caradon and Hillside Villa

Bridge Lane, Instow, Bideford, EX39 4JD

Instow beach, shop, restaurants, bus stops and more within walking distance, Bideford 3 miles, Barnstaple 6 miles.

Two attached period properties set in a highly convenient location within walking distance of the beach while also enjoying superb views over the estuary.

- Two attached properties
- Superb estuary views
- Ample parking
- Also sold separately
- Freehold
- Walking distance to the beach
- A rare opportunity
- Gardens and double garage
- 4672 sqft of accommodation in total

Guide Price £1,500,000

## Stags Bideford

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## SITUATION

Caradon and Hillside Villa are situated within one of North Devon's premier coastal villages, with The South West Coast Path and Tarka Trail both close by. Instow has a family and dog-friendly sandy beach and a range of amenities within level walking distance including general store (and off-licence), Post Office, delicatessen, café, The Commodore Hotel and a variety of inns, popular pubs and restaurants. There is also a regular bus service from Instow, a thriving cricket club and The North Devon Yacht Club, where boats can be launched (moorings maybe available) all within a moment's walk. The property is ideally situated between Barnstaple and the port and market town of Bideford, which sits on the banks of the River Torridge and offers an excellent range of amenities including supermarkets, banks, cafés and restaurants. Barnstaple is the regional centre and offers all the areas main business, commercial, leisure and shopping venues, with access via the A361, North Devon Link Road to (Junction 27) the M5 motorway at Tiverton, where Tiverton Parkway also provides rail access to London.

## DESCRIPTION

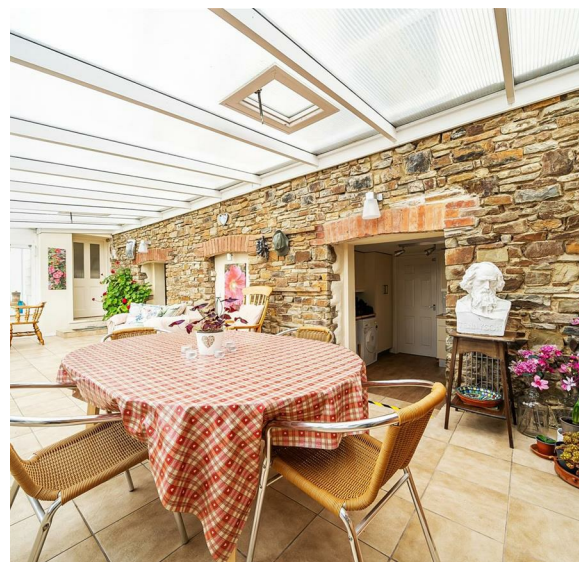
On the market for the first time in 45 years, this is a extremely rare opportunity to purchase two attached period properties set in a highly convenient location within walking distance of the beach while also enjoying superb views over the estuary, towards Appledore and out to sea. Offering 4672 sq ft of accommodation in total, ample parking, gardens and a double garage.

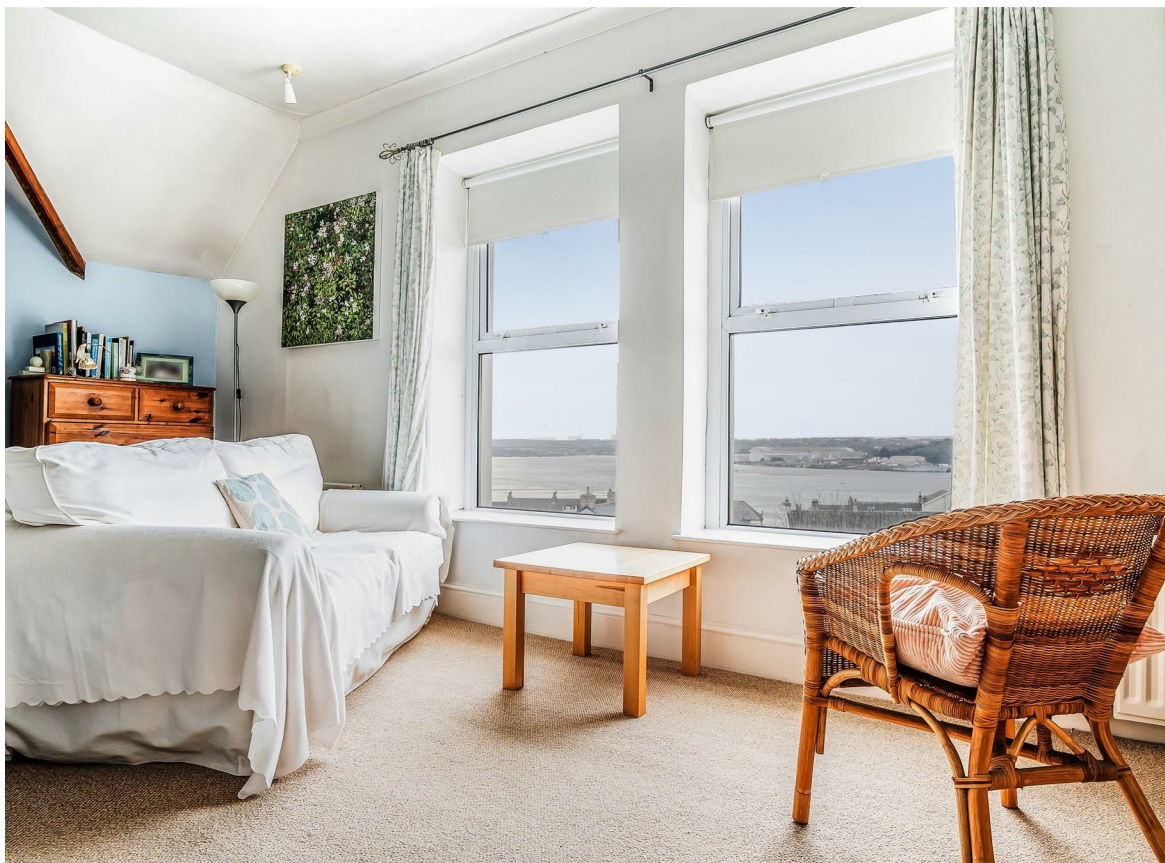
## CARADON

The property offers very well presented accommodation throughout and is set over three storeys with 4 bedrooms, 2 bathrooms, 3 reception rooms, sun room, kitchen and utility room. Externally the property benefits from driveway parking for 3-4 vehicles, double garage with electric doors, home office and a wonderful private garden. A very rare find for this location.

## HILLSIDE VILLA

A spacious and versatile villa with accommodation set over three storeys with 6 bedrooms, 4 bathrooms and 3 reception rooms. Externally the property offers off-road parking for 2 vehicles and a private courtyard garden.





### AGENT NOTE

Each property is being offered separately with individual listings. Caradon is set at a guide price of £799,950 and Hillside Villa at a guide price of £699,950.

This offers the perfect investment opportunity for someone to live in Caradon and have Hillside Villa as a holiday let or rental property. For more information please contact the selling agent.

### PROPERTY INFORMATION

Mains services

Gas central heating

Slate roof

Caradon council tax band D

Hillside Villa council tax band D

Caradon EPC rating C

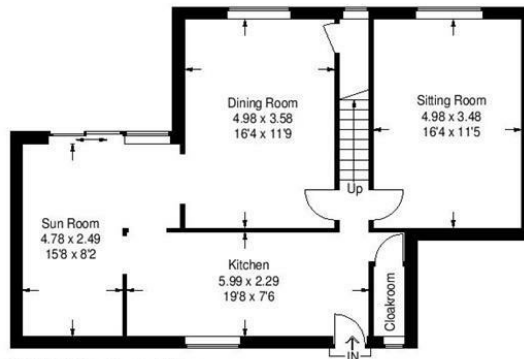
Hillside Villa EPC rating D

Solar panels with feed in tariff

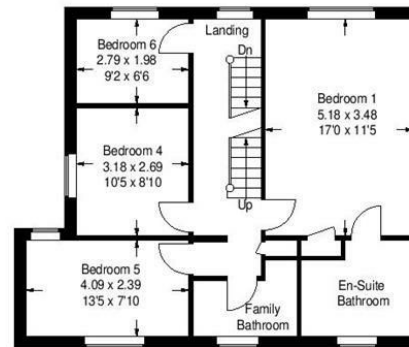
Solar thermal panels for hot water

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

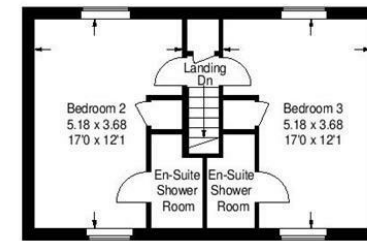
Approximate Gross Internal Area  
 Caradon = 242.4 sq m / 2610 sq ft  
 Garage = 31.3 sq m / 337 sq ft  
 Outbuilding = 8.6 sq m / 93 sq ft  
 Hillside Villa = 191.6 sq m / 2062 sq ft  
 Total = 473.9 sq m / 5102 sq ft



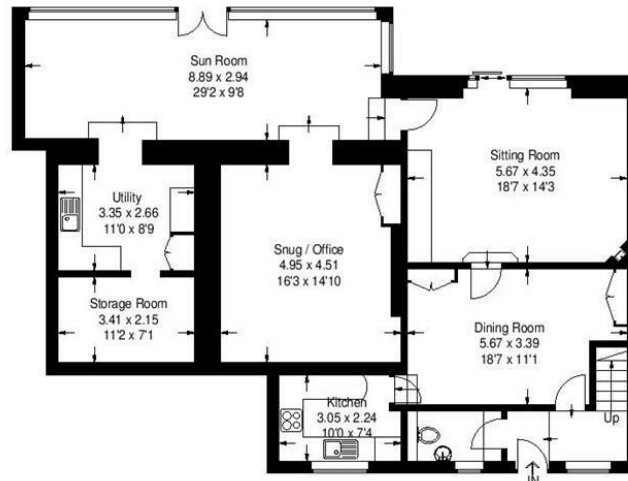
Hillside Villa - Ground Floor



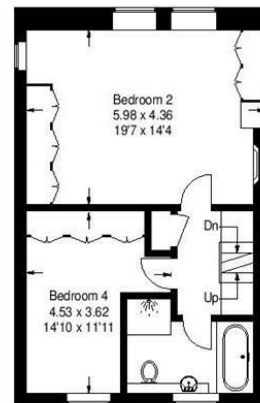
Hillside Villa - First Floor



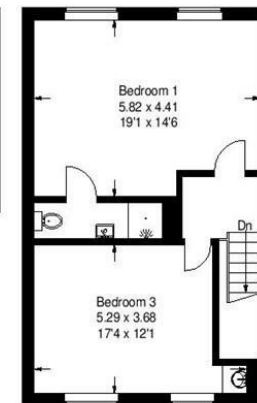
Hillside Villa - Second Floor



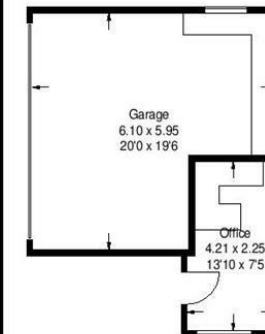
Caradon - Ground Floor



Caradon - First Floor



Caradon - Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1178379)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



