

5 Lighthouse View

Instow, Bideford, Devon EX39 4FY

Guide Price

£1,500,000



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A Stunning Four-Bedroom Contemporary Home With Breathtaking Views

5 Lighthouse View, Instow, Bideford, EX39 4FY



FIRST OF ITS KIND EVER TO BE SOLD - Perched in an elevated position within one of North Devon's most sought-after coastal villages, this exceptional contemporary residence combines striking architecture, luxurious accommodation, and stunning views stretching across the Taw and Torridge Estuary.

Situated within easy, level walking distance of Instow's beach, award-winning restaurants, waterside pubs, cafés, delis, and eateries, this is a rare opportunity to enjoy an enviable coastal lifestyle without compromising on convenience.

From the moment you arrive, the quality and attention to detail are immediately apparent. A spacious entrance hall creates a wonderful first impression, centred around a beautiful oak staircase adorned with a stylish runner, setting the tone for the accommodation beyond. The home is further enhanced by a lift serving all floors, complete with a warranty and service plan, offering excellent accessibility for all generations.

The heart of the home is undoubtedly the spectacular open-plan kitchen, dining and living space occupying the upper floor. Designed to maximise both natural light and views, the room boasts vaulted ceilings and full-height glazing, creating a wonderful sense of space and connection with the surrounding landscape. This sociable living environment is perfect for entertaining family and friends, while everyday life benefits from a wealth of thoughtful features, including engineered solid oak flooring, Lodes designer lighting, a stylish electric real-log-effect fire that provides a stunning focal point and an integrated matching display unit with built in TV and Sonos speakers.

The contemporary kitchen is beautifully appointed with integrated NEFF appliances, including eye-level ovens, a dishwasher, a tall fridge and a separate tall freezer, whilst underfloor heating and a whole-house HPV airflow system ensure year-round comfort and efficiency. There is also a separate utility room with integrated washing machine, tumble dryer and sink.

The bedroom accommodation has been thoughtfully arranged to provide flexibility for modern family life.

Bedroom One is a beautifully light and airy dual-aspect principal suite featuring solid oak herringbone flooring, two double wardrobes, and patio doors opening directly onto a private side deck, creating the perfect spot to enjoy a morning coffee. The luxurious en-suite is fitted with a Mayflower suite and rainfall shower, whilst bespoke INTU blinds provide both privacy and style.

Bedroom Two is another generous double room with direct access to the rear patio area with water feature, fitted double wardrobes, and a contemporary en-suite shower room featuring a Mayflower suite and rainfall shower.

Bedroom Three is a spacious double bedroom enjoying tall feature windows overlooking the decking and landscaped gardens. Bedroom Four is also a double bedroom and would make an excellent home office or study for those working remotely.

The family bathroom is a standout feature, beautifully appointed with premium Mayflower fixtures and fittings. It comprises twin wash hand basins, a contemporary freestanding bath, a WC, and a spacious walk-in shower enhanced by striking statement tiling and an oversized rainfall shower head.

On the lower ground floor, the substantial double garage provides excellent storage and practicality, complete with an electric vehicle charging point, shower room, and separate WC. In addition, there is a useful storage bunker located underneath the rear decking area, with power and lighting, offering additional storage space for garden tools etc.

Outside, the gardens are a true highlight and have been expertly designed and landscaped by renowned local landscaper Edward Prouse of Birch Meadow Landscaping. Beautifully stocked herbaceous borders, mature shrubs, specimen planting, and a delightful rose garden create colour and interest throughout the seasons. Bespoke gates, handcrafted by Dingle Design of Crediton, add a unique finishing touch, whilst an array of carefully positioned outdoor lighting enhances the gardens after dark.

A wonderful firepit seating area provides the perfect place to relax and unwind while taking in the magnificent sea and estuary views, whether enjoying a summer evening with family and friends or watching the sunset over the water.

Agent Notes & General Information -

- EPC Rating: B (86)
- 10-year LABC warranty which expires on 14.1.2032
- 8 photovoltaic solar panels
- Underfloor heating throughout
- Whole-house HPV airflow system
- Stannah lift serving all floors
- Integrated NEFF appliances
- OHME Electric vehicle charging point
- TV points to all bedrooms
- Bedrooms 1, 2 & 4 have INTU blinds which have thermal & cooling benefits
- Annual maintenance charge of £1,170, managed by Blue Water (payable annually or monthly)

Lower Ground Floor

Double Garage 7.37 x 7 (24'2" x 22'11")

Lobby With Lift Access To All Levels

Upper Ground Floor

Hallway With Lift Access

Bedroom 1 4.53 x 5.17 (14'10" x 16'11")

Ensuite 2.94 x 2.38 (9'7" x 7'9")

Bedroom 2 4.18 x 3.36 (13'8" x 11'0")

Ensuite 2.42 x 1.39 (7'11" x 4'6")

Bedroom 3 4.18 x 3.36 (13'8" x 11'0")

Bedroom 4 3.31 x 2.69 (10'10" x 8'9")

Family Bathroom 2.73 x 2.66 (8'11" x 8'8")

Top Floor

Landing With Lift Access

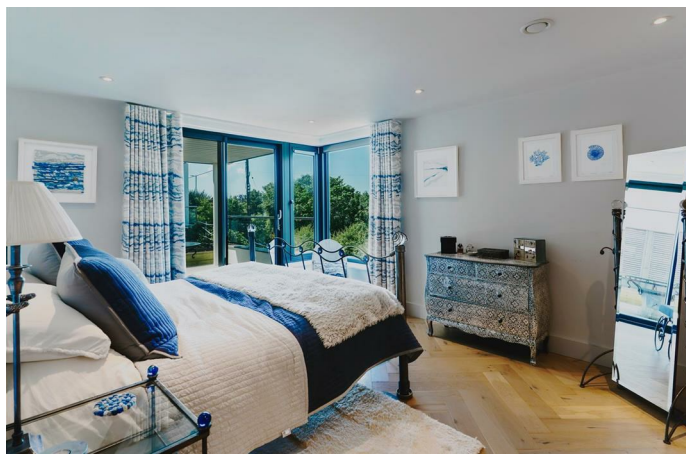
Large Kitchen / Dining Room / Lounge 12m x 7m (39'4" x 22'11")

Utility Room 1.84 x 3.22 (6'0" x 10'6")

Cloakroom 1.84 x 1.65 (6'0" x 5'4")

"The Bunker" Storage 3.10 x 1.76 (10'2" x 5'9")





Situation

Instow is a picturesque coastal village whose maritime charm is reflected in the colourful sailing boats that gently bob in the harbour. Renowned for its glorious sandy riverside beach, backed by rolling dunes, Instow is a popular destination for families, dog walkers and water sports enthusiasts alike. At low tide, the beach extends across more than 200 acres, offering exceptional space for outdoor recreation and leisurely coastal walks.

Instow enjoys a vibrant and welcoming community, together with an excellent selection of award-winning restaurants, cafés and a highly regarded local delicatessen, earning the village a reputation as something of a food lover's paradise. The village is also home to the popular North Devon Yacht Club and benefits from direct access to the scenic Tarka Trail, ideal for walking and cycling, as well as a seasonal passenger ferry service to Appledore during the summer months.

Educational facilities include a local primary school, with convenient access to secondary schools and further education colleges in the nearby towns of Barnstaple and Bideford.

The historic port and market town of Bideford lies approximately 3.5 miles away and provides a wider range of everyday amenities, while Barnstaple, around 6 miles distant, offers the area's principal shopping, commercial and leisure facilities, together with a theatre and district hospital.

From Barnstaple, the North Devon Link Road provides access to Junction 27 of the M5 in approximately 45 minutes, while Tiverton Parkway offers regular rail services to London Paddington in just over two hours.

DIRECTIONS

From Bideford, proceed towards Instow via Anstey Way, remaining on the upper road. Continue through the village, passing the turnings for both New Road and Downs Road. Take the next right turning after Millards Hill into the cul-de-sac and turn right, where the property will be found on your left, with the number 5 clearly displayed. The property is accessed via the steps to the left-hand side, although lift access is also available via the ground floor entrance.



VIEWING

By appointment through
Phillips, Smith & Dunn
Bideford Office on -
01237 879797



