

Newstead

Newstead, New Road, Instow, Bideford, Devon EX39 4LN

£3,000,000



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A Tremendous 7 Bedroom Edwardian Mansion

Newstead New Road, Instow, Bideford, EX39 4LN



Newstead, New Road, Instow occupies one of the finest elevated positions within the heart of Instow, Newstead is an iconic Edwardian residence of considerable architectural importance, commanding magnificent panoramic views across the Taw and Torridge Estuary towards Appledore, Northam Burrows, Lundy Island and the open coastline beyond.

Extending to over 9,000 sq ft, this remarkable home presents one of North Devon's most exciting residential opportunities. While already an impressive private residence, Newstead is equally compelling for those seeking to create an exceptional contemporary country house, with extensive ongoing refurbishment allowing purchasers the rare opportunity to tailor the final layout, specification and interior finishes to their own exacting standards. The house is available as a whole or separate to the building plot.

Originally constructed between 1908 and 1910, the house retains an abundance of beautiful Edwardian craftsmanship, including elegant fireplaces, high ceilings, decorative plasterwork, expansive sash windows and beautifully proportioned reception rooms, all combining to create a home of genuine stature and distinction.

A grand reception hall immediately establishes the scale and elegance of the property, with an impressive staircase rising through the centre of the house beneath generous ceiling heights and original architectural detailing.

The principal reception rooms enjoy exceptional natural light together with uninterrupted estuary views. The drawing room is centred around an elegant fireplace and distinctive hexagonal bay window, while the snug opens directly onto the south-facing veranda, creating a seamless connection between house and garden.

The kitchen, dining and family room forms the social heart of the house, offering an expansive space for entertaining while enjoying spectacular water views. The unfinished elements of the renovation provide an exciting opportunity for purchasers to create a bespoke living environment entirely suited to their own lifestyle.

Throughout the house there remains significant flexibility for future reconfiguration, allowing a variety of potential layouts for family living, guest accommodation, home working or leisure facilities, subject to any necessary consents.

The first floor provides an impressive collection of generously proportioned bedrooms, many benefiting from en-suite facilities and elevated estuary views.

The principal suite occupies its own private wing, incorporating a substantial dressing room and luxurious en-suite accommodation, together creating an exceptional owner's retreat.

Every bedroom reflects the generous proportions expected of a residence of this calibre, with the ongoing refurbishment allowing purchasers the opportunity to personalise finishes throughout.

Newstead is approached through electrically operated entrance gates leading onto a sweeping private driveway, arriving at generous parking areas surrounded by mature planting.

The beautifully established gardens enjoy exceptional privacy and have evolved over many decades to create an enchanting landscape of mature trees, herbaceous borders, expansive

lawns and numerous seating terraces positioned to capture both the spectacular views and the property's favourable south-facing aspect.

The celebrated microclimate enjoyed by Instow allows an impressive range of ornamental and exotic planting to flourish throughout the grounds.

The south-facing veranda extends across the principal elevation, creating a wonderful setting for outdoor dining and entertaining while overlooking the gardens and estuary beyond. To the rear, gently sloping lawns back onto surrounding land, providing a peaceful and highly private setting.

(If the house is being sold separately, references to the greenhouse, garages and garden stores should be removed entirely, as they do not form part of this lot.)

Entrance Hall 5.65 x 4.85 (18'6" x 15'10")

Snug 5.36 x 4.32 (17'7" x 14'2")

Living Room 5.49 x 5.39 (18'0" x 17'8")

Dining Room 7.49 x 4.80 (24'6" x 15'8")

Kitchen Dining Family Room 7.87 x 6.05 (25'9" x 19'10")

Games Room 5.87 x 10.89 (19'3" x 35'8")

Rear hallway

Ground Floor WC

Cellar 7.82 x 5.84 (25'7" x 19'1")

First Floor Landing

Bedroom 1 8.18 x 6.60 (26'10" x 21'7")

Ensuite & Dressing Room 8.13 x 2.57 (26'8" x 8'5")

Bedroom 2 7.10 x 4.19 (23'3" x 13'8")

Ensuite

Bedroom 3 5.49 x 5.76 (18'0" x 18'10")

Ensuite

Bedroom 4 4.83 x 4.11 (15'10" x 13'5")

Bedroom 5 6.10 x 4.66 (20'0" x 15'3")

Bedroom 6 4.78 x 2.69 (15'8" x 8'9")

Loft Storage

Bathroom





Unlike many elevated waterfront properties, Newstead is situated within the village of Instow itself, allowing immediate access to the beach, yacht club, cafés, restaurants and village amenities without reliance on a vehicle.

Instow is widely regarded as one of North Devon's most desirable coastal villages, renowned for its expansive sandy beach, thriving sailing community, award-winning restaurants and picturesque waterfront. The Tarka Trail, passenger ferry to Appledore during the summer months, highly regarded primary school and excellent road connections all contribute towards its enduring popularity.

The village successfully combines a relaxed coastal lifestyle with everyday convenience, making it equally attractive as a permanent residence or prestigious second home.

The property is said to have taken 2 years to originally construct from c.1908 to eventually be completed in c.1910, with stunning Edwardian features typical of its age and grandeur.

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

AGENT NOTE /DISCLAIMER The photos in this listing have been virtually staged to show an example of what the property could look like. These are only to be relied upon as a guide and for indication only. The building plot next to the property is also available as a whole for £4.75million or available separately.

DIRECTIONS

On leaving the North Devon Link Road follow signs for Instow (the B233) and upon entering Instow follow Anstey Way, past the yacht club/beach junction. Take the first turn right onto New Road and follow the stone wall boundary to the gated access to the property.



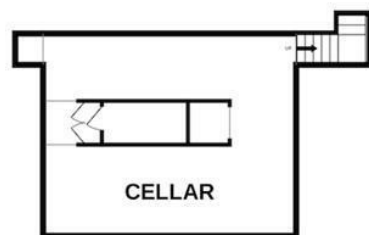
VIEWING

By appointment through
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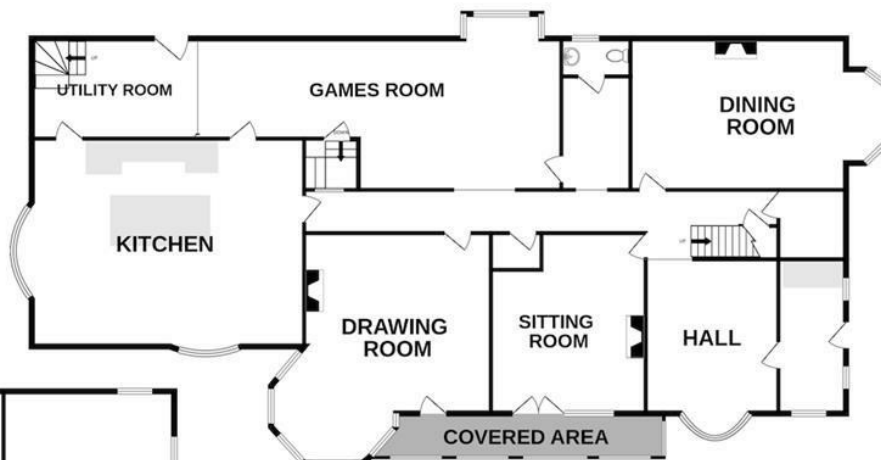
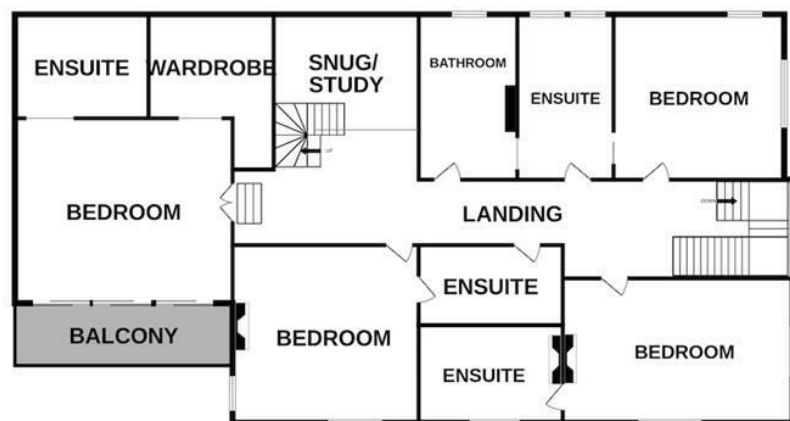


LOWER GROUND FLOOR

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

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