

Torbrook House, New Road

STAGS







Torbrook House, New Road

Instow, Bideford, Devon, EX39 4LN

Within walking distance of the beach, yacht club, cricket ground, Tarka Trail, other local amenities & open countryside

---

A rare opportunity to acquire a stunning individual detached residence of character & quality, in a quiet elevated South-facing position commanding breath taking estuary views, in one of North Devon's premier coastal villages

---

- Over 3250 sq ft of superbly presented accommodation
- Dining Room open plan with Kitchen/Breakfast Room
- 5 Bedrooms & 3 Bathrooms
- Attached Double Garage with potential
- Council Tax Band F
- Sitting Room with pentagonal study bay, Utility Room
- Bi fold doors to sun deck, 44' x 22' with estuary views
- Mature secluded gardens. Ample Parking
- No upward chain
- Freehold

Offers In Excess Of £1,500,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION & AMENITIES

Torbrook House is situated in one of North Devon's most prestigious coastal communities, enjoying direct views over the River Torridge and across the estuary towards open countryside in the distance. The property enjoys wonderful sunsets, as well as the early morning sunlight reflecting off the pretty former fishing cottages in Appledore, which sits on the opposite side of the estuary. Instow is highly desirable with an excellent range of amenities and leisure pursuits. The beautiful sandy beach and North Devon Yacht Club are within 5 minutes' walk, where boats can be launched and moorings are understood to be available. Popular amenities include John's of Instow, which combines a delicatessen, convenience store, Post Office and café under one roof, the Commodore Hotel & Restaurant, which is open to non-residents, and a variety of pubs and restaurants including The Instow Arms and The Boat House, which is an award-winning sea food restaurant. The nearby Tarka Trail is a former railway line route which runs from Braunton to Meeth, covering about 30 miles with a series of connecting footpaths, bridleways and cycle paths which pass through some of North Devon's most beautiful scenery. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is 3.5 miles and offers a wider range of amenities. The regional centre of Barnstaple is 6.5 miles and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. From Barnstaple there is access to the North Devon Link Road, which leads through to Jct.27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton Parkway where London can be reached in just over 2 hours. North Devon's famous surfing beaches at Croyde, Saunton (also with Championship Golf Course) and Putsborough are about 40 minutes by car, as is Exmoor National Park. The area is well-served by excellent state and private schools including Kingsley Private School at Bideford and West Buckland Private School, with local pick-up points. The nearest international airports are at Bristol and Exeter. A particular attraction of living at Torbrook House is that the beach and local facilities are close at hand, yet one can retreat to the property, which is situated off a quiet country lane, also within easy access of open countryside.

DESCRIPTION

Torbrook House is quite simply a unique and special property, often sought but seldom found. Built to take full advantage of the superb South-facing views, the property was originally constructed in 1992 and presents elevations of brick with double glazed doors and windows, beneath a tiled roof. From the lane the property resembles a bungalow at the front, but upon entering the house, one appreciates the bright, spacious and versatile accommodation, which covers over 3250 sq. ft. The current vendors have owned Torbrook House for approximately 5 years and during that time has tastefully modernised the property to a high standard, including new kitchen, new bathrooms, upgraded the central heating system, and installed new flooring and floor coverings. A particular highlight is the redecoration of the entire property, with use of colour and flair throughout. The reception areas are arranged in distinct zones but are generally open-plan with numerous doors which open to bring the outside in, leading on to the fantastic sun terrace/balcony – ideal for entertaining, leisure and sun worship. There is an attached double garage which offers potential for conversion to further accommodation subject to any necessary planning permission. The vendor has also considered applying for planning consent to add an additional 3rd storey or extensive roof terrace (stpp), from which the views could be even more spectacular. Torbrook House is one of those properties which really does need to be viewed internally to be fully appreciated.













ACCOMMODATION

Entrance at drive level. Pair of UPVC doors to ENTRANCE PORCH. Inner door to ENTRANCE HALL a spacious area with glass balustrading and staircase leading to the GARDEN LEVEL, built-in linen cupboard. PRINCIPAL BEDROOM a double aspect room with sliding double-glazed doors to SUN BALCONY with glass screen and views of the estuary. DRESSING ROOM with range of fitted hanging and shelving units. ENSUITE SHOWER ROOM with tiled cubicle, handheld and drench shower units, low level wc, wash hand basin with two drawers beneath, illuminated wall mirror, ladder-style heated towel rail/radiator, tiled flooring and walls, toiletries shelving, extractor fan. BEDROOM 2 sliding double-glazed doors leading to connecting BALCONY with BEDROOM 1, also with fine estuary views. DRESSING ROOM. ENSUITE SHOWER ROOM with tiled cubicle, handheld and overhead shower units, recessed toiletries cupboard and shelving, wash hand basin with two drawers beneath, illuminated wall mirror over, low level wc, tiled flooring and walls, extractor fan. BEDROOM 3 estuary view. BEDROOM 4 double aspect windows to front. FAMILY BATH/SHOWER ROOM with tub bath, wash hand basin with two drawers beneath, illuminated wall mirror, low level wc, ladder-style heated towel rail/radiator, shower cubicle with both handheld and drench shower units, toiletries recess, tiled flooring and walls, extractor fan, fine estuary views.

The staircase leads from the ENTRANCE HALL down to the GARDEN LEVEL where there is a LOWER HALL, which is carpeted and leads through an open archway to a splendid SITTING ROOM with triple aspect outlook, Minster-style fireplace, fitted wood burner, pentagonal STUDY AREA with French doors to GARDEN/SUN TERRACE and fine estuary views. At the heart of the property is the fabulous DINING ROOM/KITCHEN/BREAKFAST ROOM with tiled flooring throughout and bi-fold doors leading from the KITCHEN ZONE to the SUN TERRACE and BALCONY. From the DINING ZONE there is also a picture window to enjoy the view. The KITCHEN is extensively fitted in contemporary units in a grey gloss theme with work surfaces in white quartz. There are matching wall-mounted cupboards, single drainer stainless steel sink unit, integrated dishwasher, AEG double oven and microwave, integrated fridge, central island/breakfast bar with AEG induction hob, drawers and cupboards beneath, French doors to garden. UTILITY ROOM single drainer stainless steel sink unit, adjoining work surfaces with cupboards and appliance space under, plumbing for washing machine, tiled flooring, shelved recess, door to OUTSIDE, shelved larder. CLOAKROOM low level wc, wash hand basin, tiled flooring, extractor fan. BEDROOM 5 estuary views, cupboard housing electrics. A door from the UTILITY ROOM leads OUTSIDE to a covered side PORCH with cupboard housing Worcester wall-mounted gas-fired boiler for central heating and domestic hot water.

OUTSIDE

Attached DOUBLE GARAGE automatic up-and-over door, power and light connected, water tap, personal door to side. To the front, the property has a low retaining wall and cattle grid leading on to the private drive with parking for 5/6 vehicles. Steps lead down to the right of the property to the REAR GARDEN where there is an outside water tap and timber GARDEN SHED and then direct access onto the SUN TERRACE/BALCONY with glazed surround for safety and ensuring that the view can be enjoyed. This incorporates an overhanging area which provides shade, and beyond this is a SIDE TERRACE and steps leading down to the GARDEN below, which is laid to mature shrubbery with gravelled pathway meandering from one end to the other and back again. The bottom boundary is a stone wall. The garden has potential to be landscaped further and is very secluded.

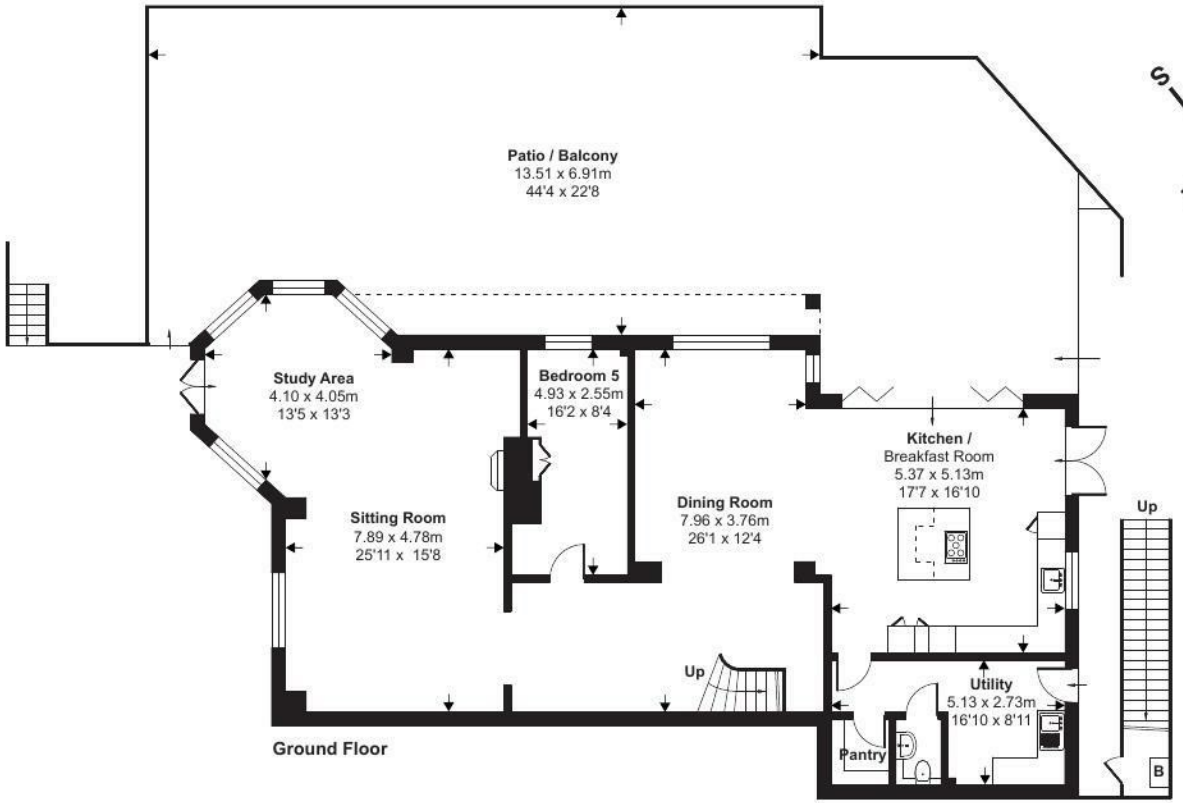
SERVICES

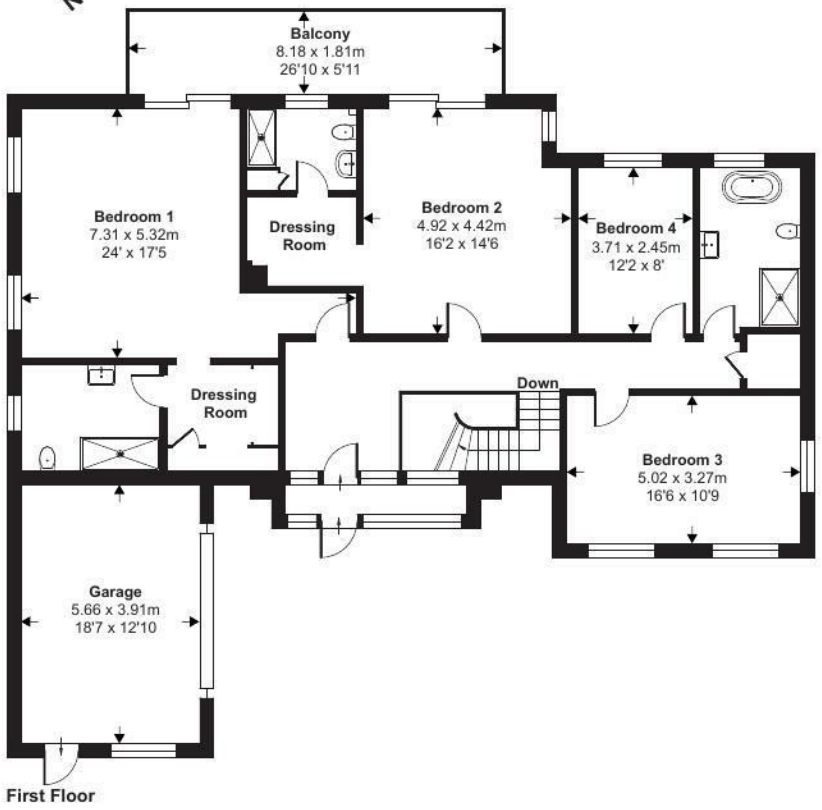
All mains services connected. Gas-fired central heating. There are a series of solar panels on the rear roof slope, which are not currently in use.

DIRECTIONS

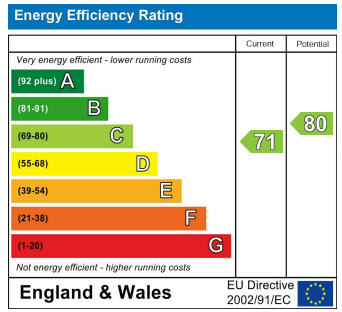
Entering Instow from the Bideford direction along Anstey Way, ignore the turning to the sea front on your left and take the next right-hand turning to New Road. Continue up the hill for a short way and Torbrook House can be found on the right-hand side, just before open fields.

Approximate Area = 3054 sq ft / 283.7 sq m
Garage = 238 sq ft / 22.1 sq m
Total = 3292 sq ft / 305.8 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1417065



STAGS

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.

















STAGS