



SANDBAR

Instow, Devon



A STUNNING CONTEMPORARY HOME WITH SPECTACULAR VIEWS OVER THE ESTUARY, COASTLINE AND OUT TO SEA

Summary of accommodation

Ground Floor: Reception hall | Cinema room | Utility room | Two bedroom/shower room suites | Further bedroom and family bathroom

First Floor: Landing/library | Living room | Kitchen/dining room with balcony | Principal bedroom/dressing room/shower room suite

Outside: Integral double garage | Wine store | Terraces and gardens

Distances: Instow Beach 0.7 miles, Bideford 4 miles, Barnstaple 6 miles : Saunton Sands 14 miles

Croyde 16 miles, Tiverton Parkway Station and M5 (Junction 27) 43 miles

(All distances are approximate)

SITUATION

Beautiful Instow is situated at the mouth of the gorgeous River Torridge Estuary, with its golden, sandy beach backed by dunes and maritime character with colourful fishing boats in the harbour. It is also well known for its selection of welcoming dining opportunities, from beachside cafes to popular pubs and restaurants, including The Commodore Hotel and restaurant, The Instow Arms and The Boat House, which is an award winning seafood restaurant. In addition there is John's of Instow, a store/post office/delicatessen/café, and there is also a primary school.

Instow Yacht Club hosts sailing events and social gatherings and there are excellent opportunities for sailing and other water sports such as paddleboarding, kayaking, fishing etc. There is a local ferry crossing the estuary in the summer months to the picturesque fishing village of Appledore, with its pretty cottages and historic quayside.

For walkers and cyclists there is access to the 'Tarka Trail' and Instow is home to one of England's prettiest and most iconic cricket clubs, next to the beach, with its thatched pavilion and scoreboard.

The nearby towns of Bideford and Barnstaple provide a comprehensive selection of local amenities including supermarkets, hospital, theatre and secondary schools. There are private schools in the area at Kingsley School in Bideford, Shebbear College, and West Buckland.

Not far along the coast, to the north, are the glorious sandy surf beaches at Saunton, Croyde, Putsborough and Woolacombe and the famous sand dunes at Braunton Burrows. There are golf courses at Bideford, Barnstaple and the Links courses at Saunton.

Also within easy reach, to the north east, is Exmoor National Park, renowned for its beautiful scenery and excellent opportunities for walking. There is also fabulous coastal walking along the spectacular North Devon coast, via the South West Coast Path.



There is a station in Barnstaple with branch line services on the 'Tarke Line' to Exeter. There is very quick access to the A39, joining the A361 at Barnstaple, and leading to Junction 27 of the M5 motorway, beside which is Tiverton Parkway Station, providing mainline connections to London (Paddington).

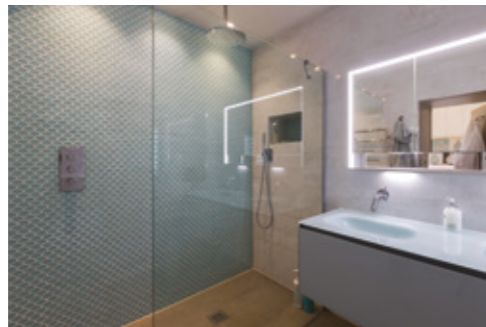
THE PROPERTY

Sandbar occupies an elevated, rural, setting, just above the village, thus affording panoramic views over the estuary, beaches, out to sea and along the coast to Saunton Sands and Hartland Point.

The house is an exceptional contemporary home, meticulously, stylishly and imaginatively designed and immaculately presented, with maximum use of space and light to take full advantage of the stunning location and views, and with high quality fixtures and fittings throughout.

Features include extensive glazing in many of the rooms making the connection between inside and out, porcelain flooring softened by lovely wall finishes, including a teal and rich copper colour scheme, a dramatic central staircase, bespoke joinery with textured wallpapered door fronts to tambour detailing and polished copper finishes and underfloor heating and air filter system.

On the first floor is the open plan landing/library with expansive glazing framing the stunning vista and, at the heart of the house, is the stylish open plan kitchen/dining room with bespoke cabinetry, island/breakfast bar and high quality integrated appliances. Sliding doors open to the balcony with glazed balustrade and providing an idyllic outdoor sitting and dining area from which to enjoy the spectacular views.



Steps down from the kitchen lead to the vaulted living room with two 90 degree corner windows flooding the room with natural light and, once again, taking advantage of the wonderful coastal views. Also on the first floor is the principal suite with spacious walk-in wardrobe, shower room and freestanding bath in the bedroom positioned to enjoy the stunning estuary views.

On the ground floor is the cinema room and glazed sliding doors to an outdoor wine storage space. As well as the utility room, there are also two bedroom/shower room suites, another bedroom and a family bathroom with both bath and shower.

The broad brick driveway leads to the integral double garage and the well maintained gardens wrap around the house, including the partially covered, decked, terrace beneath the balcony, a hot tub, lawns, ornamental plants and shrubs and sitting areas, all again providing gorgeous spots from which to admire the estuary and countryside views.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage (shared). Air Source Heat Pump.

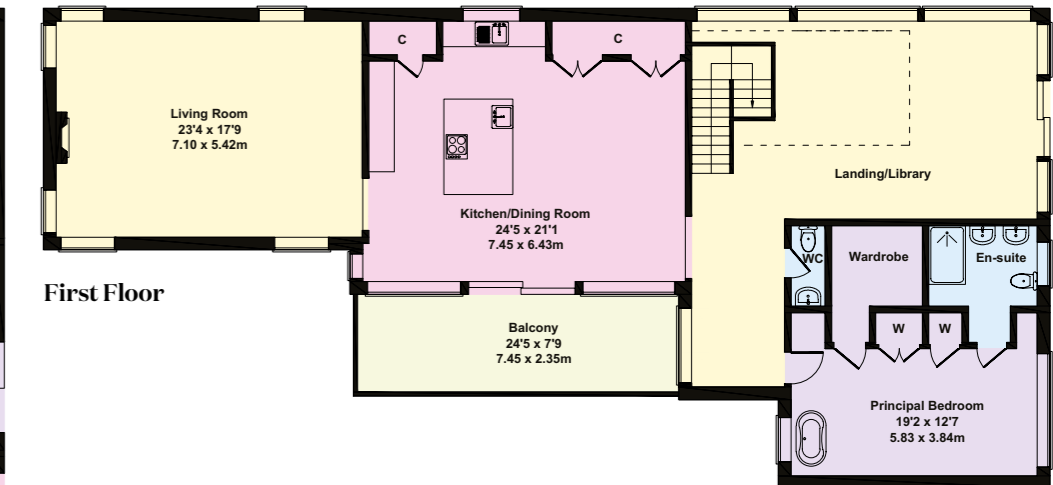
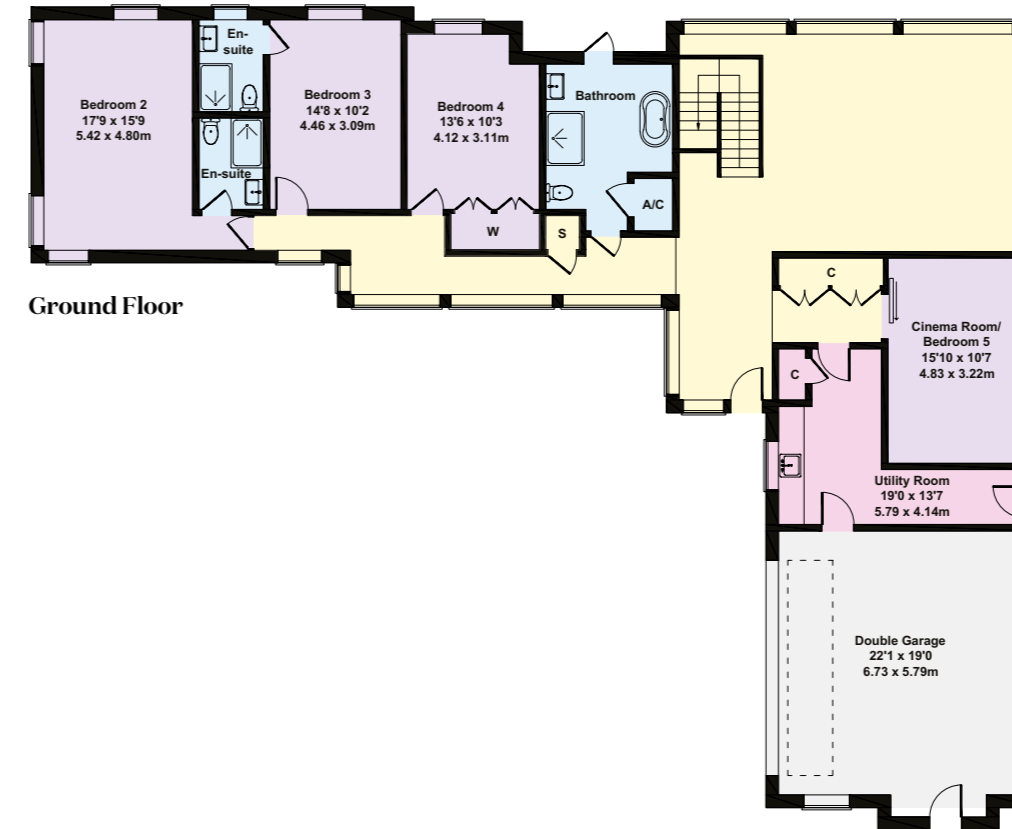
Local Authority: North Devon District Council (01271 327711)

EPC: C

Council Tax: Band G

Directions: EX39 4LW

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
4036 sq ft - 375 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.