

# 4/5 Bedroom Detached House

The Boat House, Bridge Lane, Instow, Bideford, EX39 4JD

Guide Price

£450,000



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# A Well Appointed 4/5 Bedroom Detached House, Garage & Estuary Views

The Boat House, Bridge Lane Instow, Bideford, EX39 4JD



Just a stone's throw from the beach and the renowned Tarka Trail, this distinctive detached home offers flexible, characterful accommodation in one of North Devon's most sought-after coastal villages.

With a glimpse of the estuary from the first floor, generous living space and the ability to adapt rooms to suit your lifestyle, the property is equally appealing as a permanent home, coastal retreat or investment opportunity.

External space is intentionally low-maintenance. A small galleried garden sits to one side of the property, complemented by a lean-to store. There is no rear garden, though rights exist for maintenance of the rear elevation.

A covered porch leads into the entrance hall, with storage beneath the stairs and a useful cloakroom/utility area.

The kitchen/dining room is the heart of the home, featuring a stone fireplace with multi-fuel burner and a modern, well-equipped kitchen separated by a breakfast bar island.

The main bedroom benefits from built-in wardrobes and an en suite wet room, while an adjacent room offers flexibility as a study, dressing room or fifth bedroom.

An integral garage provides valuable storage or future conversion potential (subject to consent).

Upstairs, a generous sitting room enjoys an open fireplace and sliding doors onto the balcony, offering rooftop views towards open countryside.

Three further bedrooms are located on this level, two with built-in storage, one enjoying an estuary glimpse and another opening into a bright sun room. A family shower room completes the accommodation.

# INSTOW

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meets the coast. The village itself boasts a glorious, sandy riverside beach, backed by dunes, popular among families, dog walkers and water-sports enthusiasts alike.

Offering a plethora of award-winning restaurants, cafes, and a well-regarded local artisan delicatessen could also be considered a foodie's paradise. There is a popular Yacht club, access to the Tarka trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months too.

There is a primary school in the village, convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple, Bideford and Torrington.

The village also provides excellent transport links with a regular bus service to both Barnstaple and Bideford whilst the A39 is also close to hand.

Additional nearby beaches include Westward Ho!, Saunton, Croyde, Woolacombe & Putsborough, all are within a short drive along with Bude which is approximately 30 miles distant.

Barnstaple, the regional centre of North Devon, offers a wider range of amenities, high street shopping, a rail link to Exeter in the South and a convenient route to Tiverton, where there is a direct rail link to London.

The M5 motorway is also easily accessible via the A361 and provides a network to the rest of the country. Nearby airports include Exeter, Bristol and Newquay, all of which are within a 2-hour drive.



## Entrance Hall

**Kitchen Diner 7.73 x 4.15 (25'4" x 13'7")**

**Bedroom 1 4.19 x 3.82 (13'8" x 12'6")**

## Ensuite

**Potential 5th Bedroom 4.17 x 2.85 (13'8" x 9'4")**

## First Floor

**Sitting Room 4.98 x 4.20 (16'4" x 13'9")**

**Bedroom 2 4.18 x 3.18 (13'8" x 10'5" )**

**Bedroom 3 3.22 x 2.67 (10'6" x 8'9" )**

**Bedroom 4 3.18 x 2.6 (10'5" x 8'6")**

**Balcony 3.20 x 2.80 (10'5" x 9'2")**

## Bathroom

**Garage 4.28 x 3.89 (14'0" x 12'9")**









A property in this location with a lock-up garage and being detached rarely comes to the market, so be sure to contact the Bideford team without delay to arrange your viewing appointment.

Ideal as a main residence,  
second home, UK base or  
holiday let  
Vacant possession with no  
onward chain  
Freehold | Council Tax Band E

Contact the team for further  
information.



## DIRECTIONS

From Bideford Quay, cross the Old Bideford Bridge heading towards Instow and follow the B3232 (Anstey Way) along the estuary. Continue for approximately 3 miles, enjoying views across the River Torridge as you approach Instow. As you enter the village, the road becomes Marine Parade. Continue along Marine Parade for about 2 of a mile, passing the beach on your right. Shortly before John's Delicatessen and Post Office, turn left into Bridge Lane. Continue up Bridge Lane for around 200 yards, where The Boathouse will be found on the right-hand side.

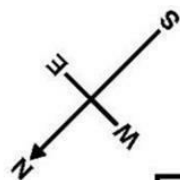


## VIEWING

**By appointment through  
Phillips, Smith & Dunn Bideford  
Office 01237 879797  
Or outside of usual working  
hours contact Edward on  
07772363674**



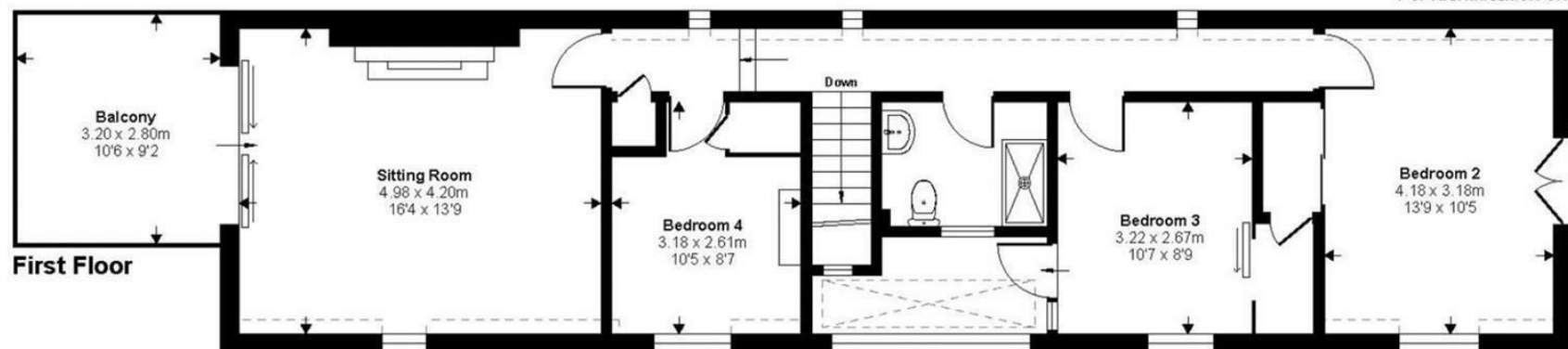




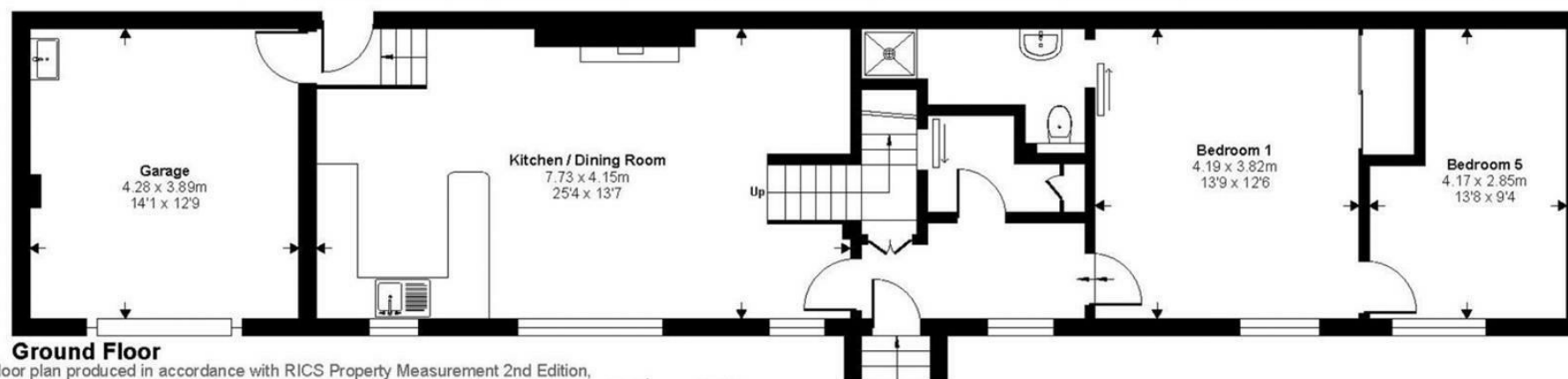
Denotes restricted  
head height

Approximate Area = 1594 sq ft / 148 sq m  
 Limited Use Area(s) = 36 sq ft / 3.3 sq m  
 Garage = 175 sq ft / 16.2 sq m  
 Total = 1805 sq ft / 167.5 sq m

For identification only - Not to scale



**First Floor**



**Ground Floor**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025.  
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