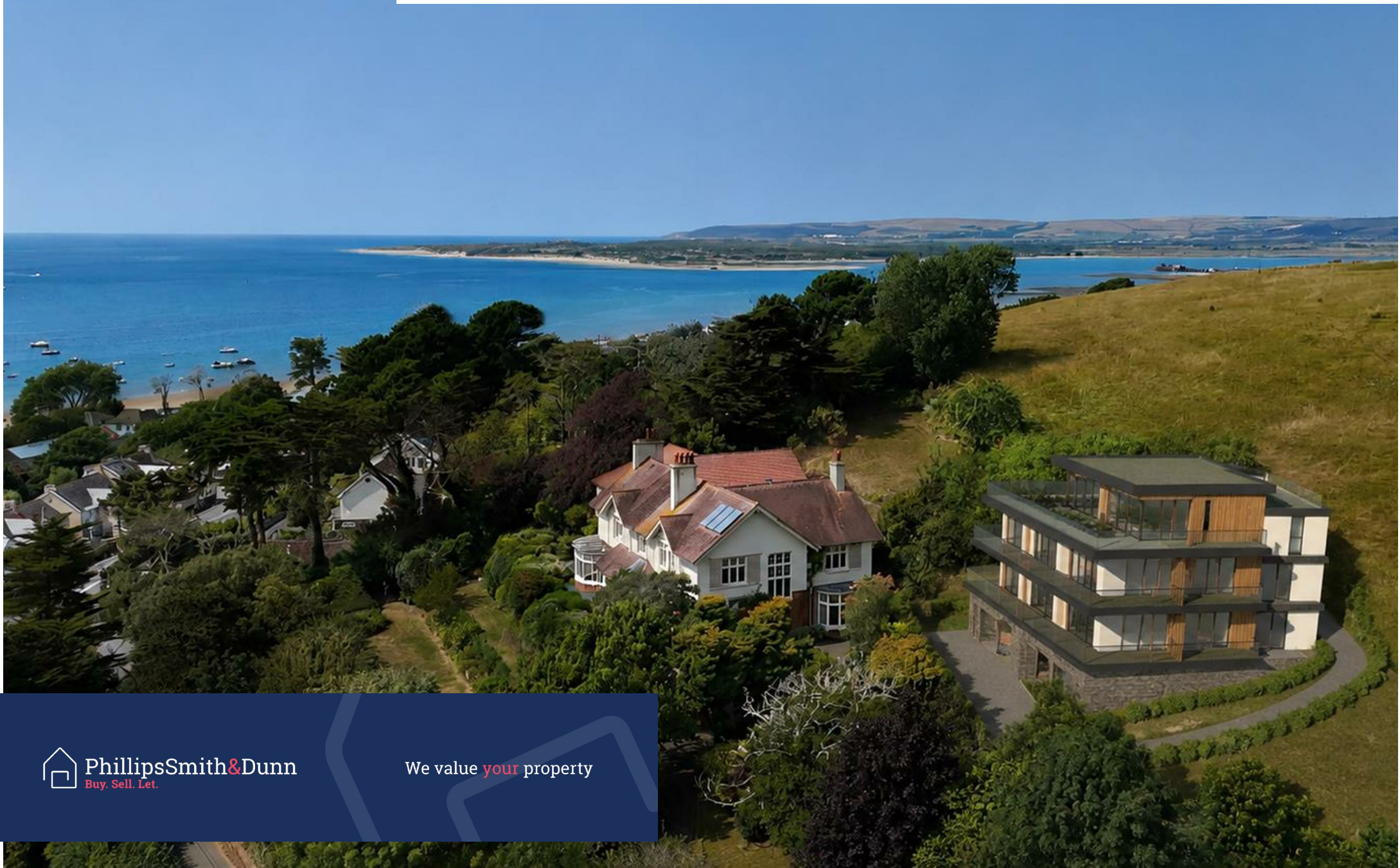


Newstead & Building Plot

Newstead and Building Plot New Road, Instow, Bideford, EX39 4LN

Guide Price

£4,750,000



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Unique Opportunity To Purchase Instows Finest House + Impressive Building Plot

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Occupying one of the finest elevated positions in North Devon, Newstead and building plot is available as a whole. This exceptional Edwardian residence commanding uninterrupted panoramic views across the Taw and Torridge Estuary towards Appledore, Northam Burrows, Lundy Island and the open coastline beyond. Standing proudly within the heart of the sought-after village of Instow, this remarkable home extends to over 9,000 sq.ft, combining outstanding architectural heritage with an exciting opportunity to complete and personalise an extensive programme of refurbishment.

IMPOSING PRIVATE RESIDENCE PLUS EXCITING BUILDING PLOT. A highly unique opportunity to purchase a prominent house and exciting building plot for five apartments in a prime location.

Constructed between 1908 and 1910, Newstead is a house of genuine stature, retaining an abundance of original Edwardian craftsmanship including elegant fireplaces, decorative plasterwork, impressive ceiling heights, expansive sash windows and beautifully proportioned reception rooms. The current renovation has been carefully considered to preserve these period features whilst creating the opportunity for a magnificent contemporary family home finished entirely to a purchaser's own specification.

A grand reception hall immediately establishes the scale and elegance of the property, where an impressive staircase rises through the centre of the house beneath ornate ceilings and original architectural detailing. The principal reception rooms are flooded with natural light and enjoy breathtaking estuary views. The elegant drawing room, distinguished by its striking hexagonal bay window, provides an outstanding entertaining space, whilst the adjoining sitting room opens directly onto the south-facing veranda, creating a seamless connection between the house, gardens and spectacular coastal outlook.

The first floor continues to impress with a superb collection of generously proportioned bedrooms, many enjoying en-suite facilities together with magnificent elevated views across the estuary.

The principal suite occupies its own private wing and incorporates an extensive dressing room alongside luxurious en-suite accommodation, creating a truly exceptional owner's retreat. Throughout the house, the ongoing refurbishment allows considerable flexibility to tailor the internal layout and finishes to suit individual requirements.

Approached via electrically operated gates, a sweeping private driveway leads through beautifully established gardens that have evolved over many decades into an enchanting landscape of mature trees, ornamental planting, expansive lawns and secluded terraces.

The celebrated microclimate enjoyed by Instow supports an impressive variety of established and exotic planting, while the south-facing gardens provide complete privacy together with uninterrupted views across the estuary. Despite its wonderfully private setting, the property remains only a short walk from Instow's beach, yacht club, restaurants, cafés and village amenities.

Adding further appeal is an exceptional development opportunity adjoining the property. Included within the sale is a prime building plot benefitting from full planning permission for the demolition of the existing garage and construction of an architect-designed apartment building comprising five luxury apartments, together with 12 allocated parking spaces, improved vehicular access and associated landscaping. Planning permission has been granted by North Devon Council (Application No. 79401), offering purchasers a rare opportunity to create a prestigious coastal development or retain the consent as a valuable future asset. Opportunities to acquire a landmark residence together with a fully consented development site of this quality and scale are exceptionally rare within one of North Devon's most sought-after coastal villages.

Whether retained as a magnificent private family residence, enhanced through completion of the existing refurbishment, or combined with the adjoining development opportunity to create a truly unique coastal estate, Newstead represents one of the finest residential offerings currently available in North Devon.

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

Oak Double Garage





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.



DIRECTIONS

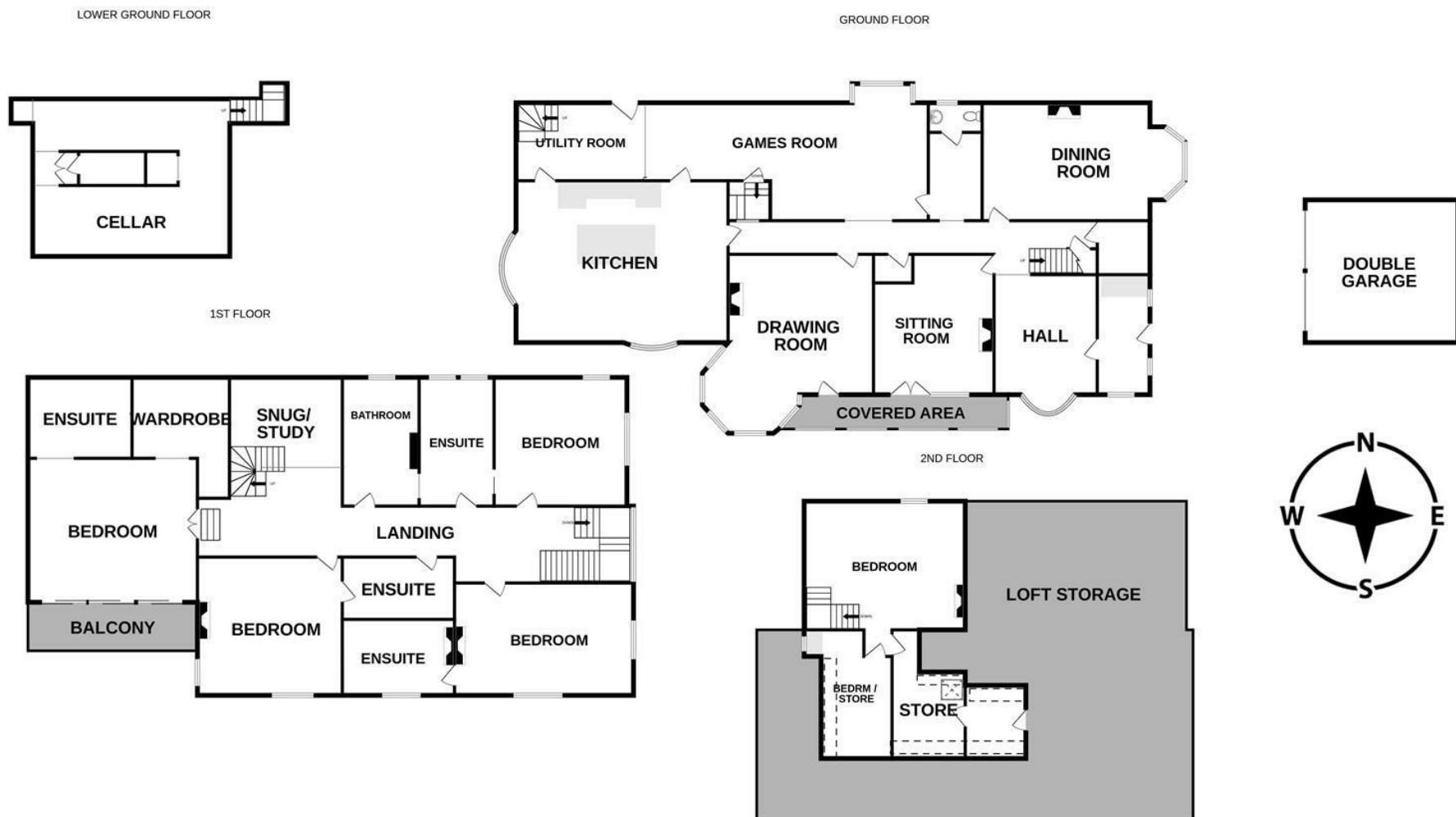
On leaving the North Devon Link Road follow signs for Instow (the B233) and upon entering Instow follow Anstey Way, past the yacht club/beach junction. Take the first turn right onto New Road and follow the stone wall boundary to the gated access to the property.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878





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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