



2 Instow House



2 Instow House Marine

, Instow, Devon, EX39 4JJ

Sandy Beach & Amenities yards away. Bideford 3.5 miles.
Barnstaple 6 miles.

**A ground floor, apartment with garden,
parking in a desirable, coastal village.**

- Sandy Beach on your Doorstep
- Breath-Taking Estuary and Sea Views
- 2 Ensuite Bedrooms
- 3 Reception Rooms
- Would benefit from Modernisation
- Private Garden with access to Marine Parade
- Allocated Parking & Garage
- No Onward Chain
- Council Tax Band 'B'
- Freehold

Auction Guide £350,000

Situation

2 Instow House is situated in the heart of Instow, one of the most sought-after villages in North Devon. The property enjoys stunning sea views over the sand dunes, across the estuary and is perfectly placed, less than 300 yards from the beach, with its golden sands and only a short walk to all your daily amenities. Instow is host to four, highly-regarded pubs and a hotel, award-winning, artisan, delicatessen/café/shop, primary school and parish church. Further amenities within the village include: North Devon Yacht Club, North Devon Cricket Club, the South-West Coast path, village hall, Parish Church, a main bus route (multiple buses an hour at peak times) and a ferry service across the estuary to Appledore (seasonal).

Instow is located between the port town of Bideford (2.5 miles) and the larger, market town of Barnstaple (5.7 miles), both offering a comprehensive range of amenities and facilities. The picturesque fishing village of Appledore is located on the other side of the estuary and the popular surfing beaches of; Croyde, Saunton, Woolacombe and Westward Ho! are within easy reach. The A39/North Devon Link Road (2.4 miles) provides brisk passage in/out of the region to the M5 motorway and Tiverton Parkway train station (London Paddington 1h 57m).

Description

An extremely rare opportunity to purchase a period apartment with private gardens set next to Instow beach, enjoying breath-taking estuary and sea views. This ground floor apartment is one of a clutch of properties within the impressive building and could provide either; a fantastic home, second home or investment. The accommodation would benefit from modernisation throughout,



Accommodation

Front door opening into the ENTRANCE HALL & UTILITY, door opening into the KITCHEN a range of fitted units, worktop over and matching wall-mounted units with tiled splashbacks. Appliances include; stainless steel sink, dishwasher and freestanding gas cooker. SITTING ROOM (16'x12') with fireplace, fitted shelving, double doors opening into the conservatory / garden room and large archway into the DINING ROOM with space to accommodate a large dining table. The 25ft GARDEN ROOM / CONSERVATORY offers a further large reception space, with triple aspect, double doors opening to the large terrace and fantastic, unobstructed views across the gardens, sandy beach and estuary.

BEDROOM 1 is a double room, with ensuite shower room and linen cupboard. BEDROOM 2 a smaller room, with ensuite shower room.

Services

We believe that all mains services are available,

Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Variable / o2 - Variable / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

Lettings

If you are considering this property as a buy2let investment, Stags Lettings Department would be happy to discuss potential rental income and services they can offer. Contact information: 01271 322 837 or rentals.northdevon@stags.co.uk.

Tenure

We understand the property is Freehold

Directions

As you enter Instow from the B3233 (Anstey Way) you immediately come onto Marine Parade, follow this road for around 1/2 mile passing The Instow Arms and The Boat House and the turning for Kiln Lane will be shortly after on your left, take this road and the entrance for Instow House will be shortly after again on the left hand side.

Method Of Sale

For sale by auction, unless sold prior. The auction end date is Thursday 4th June 2026 at 12:00pm.

The sale is by order of C Kornbluth & J Ansher as Joint LPA Receivers.

Joint auctioneers: Strettons

Auction Surveyor: Stuart Mackay

Contact: 020 8509 4447 / 07928 456 982

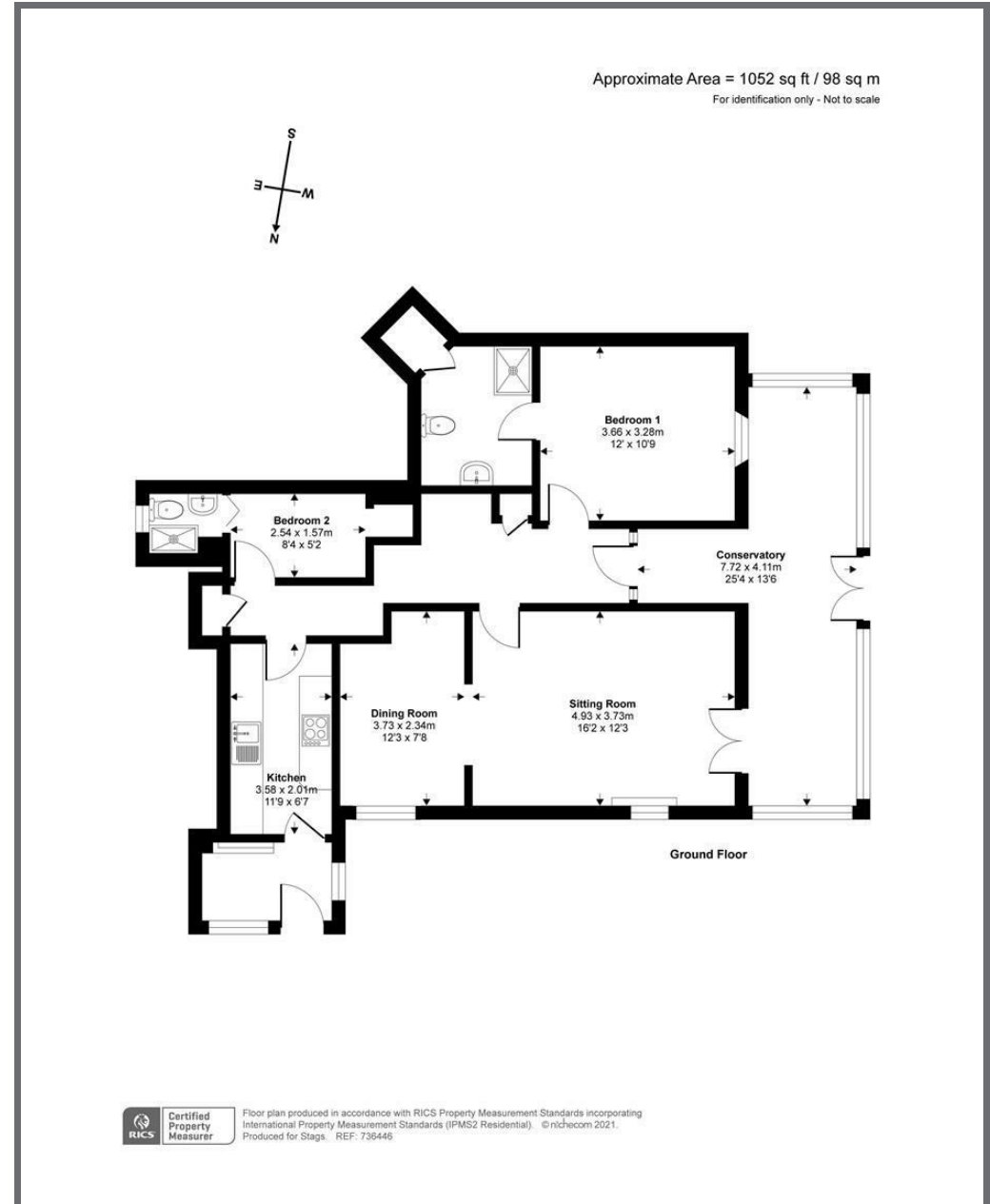
stuart.mackay@strettons.co.uk

AUCTION GUIDE PRICE £350,000+

<https://www.strettons.co.uk/auction-property-for-sale/2-bedroom-flat-for-sale-in-flat-2-instow-house-marine-parade-instow-bideford-devon-ex39-4jj-69f1d6adc6700e00ff7648f2/>



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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