



Hillside Villa

Hillside Villa, Bridge Lane, Instow, Bideford, EX39 4JD



Instow beach, shop, restaurants, bus stops and more within walking distance, Bideford 3 miles, Barnstaple 6 miles.

A spacious villa in an elevated location, enjoying superb views over the estuary, towards Appledore and out to sea.

- Walking distance to the beach
- 6 bedrooms
- 4 bathrooms
- 3 reception rooms
- Wonderful views
- Parking for 2 vehicles
- Sun deck and courtyard garden
- Adjoining property 'Caradon' also available
- Freehold
- Council tax band D

Guide Price £699,950



SITUATION

Hillside Villa is situated within one of North Devon's premier coastal villages, with The South West Coast Path and Tarka Trail both close by. Instow has a family and dog-friendly sandy beach and a range of amenities within level walking distance including general store (and off-licence), Post Office, delicatessen, café, The Commodore Hotel and a variety of inns, popular pubs and restaurants. There is also a regular bus service from Instow, a thriving cricket club and The North Devon Yacht Club, where boats can be launched (moorings maybe available) all within a moment's walk. The property is ideally situated between Barnstaple and the port and market town of Bideford, which sits on the banks of the River Torridge and offers an excellent range of amenities including supermarkets, banks, cafés and restaurants. Barnstaple is the regional centre and offers all the areas main business, commercial, leisure and shopping venues, with access via the A361, North Devon Link Road to (Junction 27) the M5 motorway at Tiverton, where Tiverton Parkway also provides rail access to London.

DESCRIPTION

A spacious and versatile Victorian villa set in a highly convenient location within walking distance of the beach while also enjoying superb views over the estuary, towards Appledore and out to sea. The accommodation is set over three storeys with six bedrooms, four bathrooms, three reception rooms, off-road parking and a private courtyard garden. This attached residence is also available with the neighbouring property 'Caradon' which is also being sold via Stags. For more information about the listing please contact the selling agent.

ACCOMMODATION

On the ground floor is a lovely sunroom which is a light and airy room with floor to ceiling glass which enjoys those fine views, the kitchen is fitted with a range of wall and base units, inset sink and integrated appliances. This leads to both the reception rooms which are at the front of the house and enjoy views over the estuary. A WC finishes the ground floor accommodation.

On the first floor there are four bedrooms (one ensuite) and a family bathroom.

The second floor offers two further bedrooms, each with ensembles and magnificent views.

OUTSIDE

A South West facing raised terrace with wonderful views over the estuary and towards Appledore. Steps lead down to a secluded courtyard style garden. A gate then leads to an area of off-road parking for two vehicles.

AGENT NOTE

The attached property Caradon is also available at a guide price of £799,950 and is listed via Stags. This can be purchased separately or together at a guide price of £1,500,000. For more information please contact the selling agent.

PROPERTY INFORMATION

All mains connected
Gas central heating
Double glazed
Slate roof

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



Approximate Gross Internal Area
191.6 sq m / 2062 sq ft

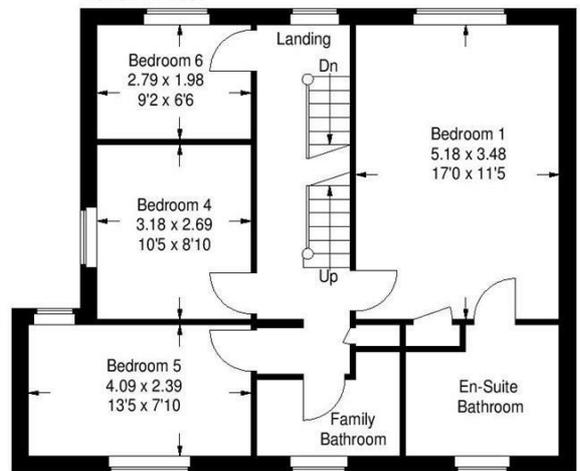
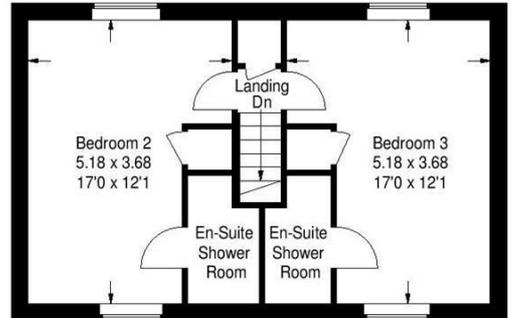
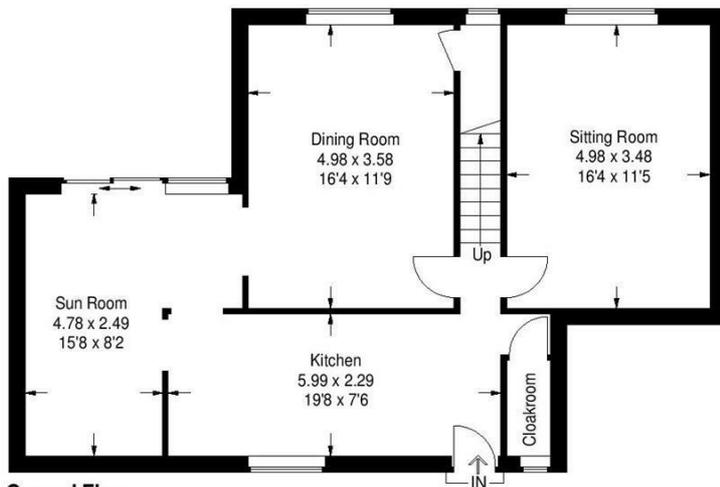


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1177988)

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

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